PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

966 & 968 OLD YORK ROAD

JJLH ASSOCIATES, LTD

ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

R4 RC CS R3 R

OWNER / DEVELOPER

JJLH ASSOCIATES, LTD

c/o TOM JOYCE 4437 EAST STREET ROAD TREVOSE, PA 19053

215-364-3980

SITE ADDRESS

966 OLD YORK ROAD

968 OLD YORK ROAD JENKINTOWN, PA 19046

CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

On the _____ day of ______, 2020, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ______ County, personally appeared ROBERT E. LEWIS, who acknowledged himself to be the Manager of JJLH ASSOCIATES, LTD., and that as Manager, and being authorized to do so, he executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon, and desire that the forgoing plan may be duly recorded.

My Commission Expires	Notary Public	

CERTIFICATION OF TRUE OWNERSHIP

I, ROBERT E. LEWIS, Manager of JJLH ASSOCIATES, LTD., do hereby certify that the title of the property is in the name of JJLH ASSOCIATES, LTD., as recorded in the office for recording of deeds in Deed Book 6166 Page 02026, Co. Parcel No. 30-00-49316-00-1, Blk 180, Unit 079 and in Deed Book 6136 Page 01271, Co. Parcel No. 30-00-49320-00-6 Blk 180. Unit 076.

ROBERT E. LEWIS, Manager

Montgomery County Planning (Commission
RECORDER OF DEEDS	
Recorded in the Office for the Recording of of Montgomery, in Norristown, PA. in Plan B on the day of	Deeds, in and for the County ook Page No , 2020.
TOWNSHIP SIGNATURES	
Approved by the Board of Commissioners of of, 2020.	the Township of Abington thisdo
	President
Attest	Secretary
	Engineer

For the Director

19-0276-001

PROCESSED and REVIEWED. Report prepared by

in accordance with the Municipalities Planning Code.

Montgomery County Planning Commission

Certified this date ___

STORMWATER MANAGEMENT:

MUNICIPAL OFFICIAL CERTIFICATION

I, ______, on this date _____, has reviewed and hereby (Municipal official or designee) certifies that the Stormwater Management Site Plan meets all design standards and criteria of the Municipal Ordinance No. 2100.

APPLICANT/OWNERS ACKNOWLEDGEMENT

I, ______, on this date _____, acknowledge that any revision (Applicant/Owner)

to the approved drainage plan must be approved by the Municipality, and that a revised erosion and sediment control plan must be submitted to the Municipality or Conservation District for approval.

DESIGN ENGINEER CERTIFICATION

I, ______, on this date ______, hereby certify that the drainage Richard A. Stoneback, P.E.

plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

PLAN SHEETS 1, 2, 3 AND 4 TO BE RECORDED WITH THE COUNTY RECORDER OF DEEDS OFFICE. PLAN SHEETS 5 THROUGH 15, LANDSCAPE AND LIGHTING PLANS LP-1 THROUGH LP-3 INCLUSIVE, ON RECORD AT ABINGTON TOWNHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.

	SHEET No.	CIVIL SITE PLANS	LAST REVISED
*	1 of 15	COVER SHEET	1/31/2020
*	2 of 15	LOT LINE CONSOLIDATION PLAN	1/31/2020
*	3 of 15	LAND DEVELOPMENT PLAN	1/31/2020
*	4 of 15	PROJECT NOTES	1/31/2020
	5 of 15	EXISTING RESOURCE & SITE ANALYSIS MAP	1/31/2020
	6 of 15	SITE DEMOLITION PLAN	1/31/2020
	7 of 15	SITE GRADING PLAN	1/31/2020
	8 of 15	SITE UTILITY PLAN	1/31/2020
	9 of 15	EROSION & SEDIMENT CONTROL PLAN	1/31/2020
	10 of 15	EROSION & SEDIMENT CONTROL NOTES	1/31/2020
	11 of 15	EROSION & SEDIMENT CONTROL DETAILS	1/31/2020
	12 of 15	CONSTRUCTION DETAILS	1/31/2020
	13 of 15	CONSTRUCTION DETAILS	1/31/2020
	14 of 15	PAVEMENT MARKINGS & SIGNAGE PLAN	1/31/2020
	15 of 15	AERIAL PHOTO PLAN	1/31/2020

SHEET N

LANDSCAPE / LIGHTING PLANS

InFocus Planning, Landscape Architecture

LP-1 LANDSCAPE PLAN & DETAILS 1/31/2020
LP-2 LIGHTING PLAN & DETAILS 1/31/2020
LP-3 SITE PIER & FENCE DETAILS 1/31/2020

ATTORNEY

GAVIN LABOSKI

245 W. BROAD STREET QUAKERTOWN, PA 18951 215-536-3800

LANDSCAPE ARCHITECTURE

InFOCUS PLANNING

7715 CRITTENDEN STREET #343 PHILADELPHIA, PA 19119 267-336-7411

CIVIL ENGINEERS / LAND SURVEYORS

CHARLES E. SHOEMAKER, INC.

REGISTERED PROFESSIONAL PROFESS

1007 EDGE HILL ROAD ABINGTON, PA 19001 215-887-2165

REGISTERED
OPROFESSIONAL
11

GARY A. TILFORD

LAND SURVEYOR
SU-033144-E
SU-033144-E



30-00-49318-00-1
30-00-49320-00-6
BLOCK - UNIT
180-079
180-076
SITE ADDRESS
966 OLD YORK ROAD
JENKINTOWN, PA 19046

JLH Associates, LTD
437 EAST STREET ROAD
TREVOSE, PA 19053

ENGINEERS & SURVE
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2165
FAX: 215-576-7791

TOWNSHIP STAFF REVIEW GAT

1/31/2020 1 TOM

R SHEET

FOR OLD YORK ROAD

PARED FOR

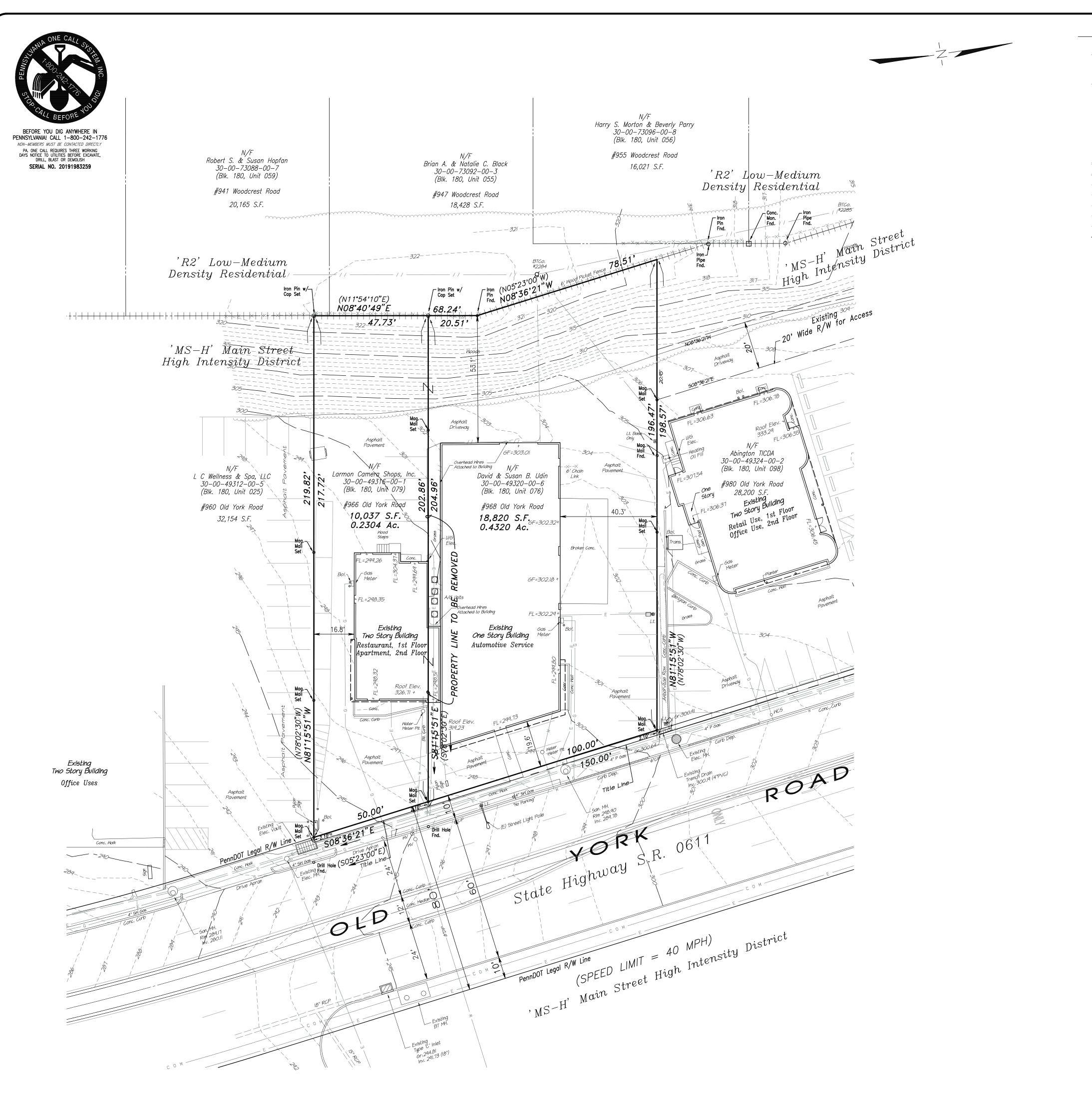
966 & 968 OLD YO.
PREPARED FOR

DATE OCTOBER 25, 2019 DWG NO. A-10-731 JOB NO.

25857A

SHEET NO.

1 OF 15

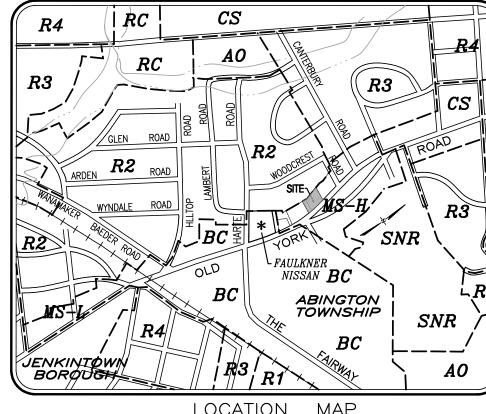


LEGEND

EXISTING FEATURES — — — *385*— — - CONTOUR LINE SPOT ELEVATION TOP & BOTTOM CURB ELEVATION $- \times - \times - \times - \times$ FENCE FIRE HYDRANT UTILITY POLE Q PE592 o GV GAS VALVE WATER VALVE o WV SANITARY CLEAN OUT o CO

WATER CURB STOP o WCS STORM SEWER w/ INLET SANITARY SEWER w/ MANHOLE OVERHEAD WIRE E----- ELECTRIC CONDUIT GAS MAIN

WATER MAIN COMMUNICATIONS CONDUIT +++++++ ZONING DISTRICT LINE



LOCATION MAP SCALE: 1" = 800'

TITLE EXCEPTIONS:

#966 OLD YORK ROAD

LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 966 OLD YORK ROAD TAKEN FROM SCHEDULE B. PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. H095001278, EFFECTIVE JULY 16, 2018. #1-#8. Standard Title Exceptions.

- #9. Title to that portion of the premises located within the bed of Old York Road is subject to the public and private rights therein.
- (PENNSYLVANIA DEPTARTMENT OF TRANSPORTATION RIGHT-OF-WAY, SEE PLAN) #10. Right—of—Way granted to the Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania recorded in Deed Book 1891, Page 429.
- (BLANKET EASEMENT OVER ENTIRE PARCEL)
- #11. Agreement as recorded in Deed Book 4710, Page 2465. (AGREEMENT WITH TENANT DNI, INC., T/A COMPUTYNE, CAN NOT PLOT)
- #12. Reservation as to an Easeemnt recorded in Deed Book 3094, Page 180. (Chain) (20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS)

#968 OLD YORK ROAD

LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 968 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. H095002674, EFFECTIVE DECEMBER 24, 2018. #1-#6. Standard Title Exceptions.

- #7. Together with right—os—way in common with others as set forth in Deeds of the chain of title including Deed Book 3518, Page 69
- (20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS) #8. Acreage content not insured.
- #9 Water, Refuse and Sewer Rents due for Current Year

REFERENCE PLANS:

- 1. Plan of Woodcrest, prepared by George B. Mebus, Registered Professional Engineer, dated October 2, 1947.
- 2. Plan of Lot No. 15, Part of Woodcrest, made for George Goodman by George B. Mebus Registered Professional Engineer, dated December 8, 1953 and last revised May 23, 1955.
- 3. Plan of Property made for ESSO Standard Oil Company by Charles E. Shoemaker, Inc. dated May 6, 1957, Dwg. No. A-10-179.
- 4. Plan of Property made for The Goodyear Tire & Rubber Company, Inc. by Charles E. Shoemaker, Inc. dated November 29, 1957, Dwg. No. A-10-186.
- 5. Plan of Property made for A.G. Foods Inc. by Haggerty & Hagan, Inc., dated
- 6. Plan of Property made for Abington Township Industrial & Commercial Development Authority by Charles E. Shoemaker, Inc. dated March 10, 1983 and revised July 29, 1983, Ďwg. No. A-10-337-A.

GENERAL NOTES:

- 1. Metes, Bounds and Area of subject property taken from deeds, plans of record, field survey by Charles E. Shoemaker, Inc during August 2018, and Title Commitment prepared by First American Title Insurance Company for JJLH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses, (S05°23'E). Reference: First American Title Insurance Company Title Commitment No. H095002378 prepared for JJLH Associates, LTD for #966 Old York Road, dated July 16, 2018. Reference: First American Title Insurance Company Title Commitment No. H095002674 prepared for JJLH Associates, LTD for #968 Old York Road, dated December 24, 2018.
- 2. Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NVD 88 Datum.
- 3. The subject property is located outside of the 100-year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
- 4. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
- 5. Public water is provided by Aqua Pennsylvania, Inc. Sanitary sewage conveyance provided by Abington Township and Philadelphia Water Department with treatment at the Northeast Philadelphia Waste Water Treatment Plant.
- 6. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 11, dated October 4, 2017. Soils on these sites have been identified as 'UgD' Urban land, 8-25 percent slopes, 'UrlB' Urban land-Gladstone complex, 0-8 percent slopes and 'UugD' Urban land—Udorthents schist and gneiss complex, 8—25 percent slopes.
- 7. #966 & #968 Old York Road, tax parcels 30-00-49316-00-1 (Block 180, Unit 079) and 30-00-49320-00-6 (Block 180, Unit 076) are to be merged in one common deed and parcel number.

SITE AREAS:

Parcel No. 30-00-49316-00-1, #966 Old York Road Title Lines: 10,137 S.F. or 0.2327 Ac. Legal R/W Lines: 10,037 S.F. or 0.2304 Ac. Parcel No. 30-00-49320-00-6, #968 Old York Road Title Lines: 19,020 S.F. or 0.4366 Ac. Legal R/W Lines: 18,820 S.F. or 0.4321 Ac. TOTAL PROJECT AREA: #966 & 968 OLD YORK ROAD Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.

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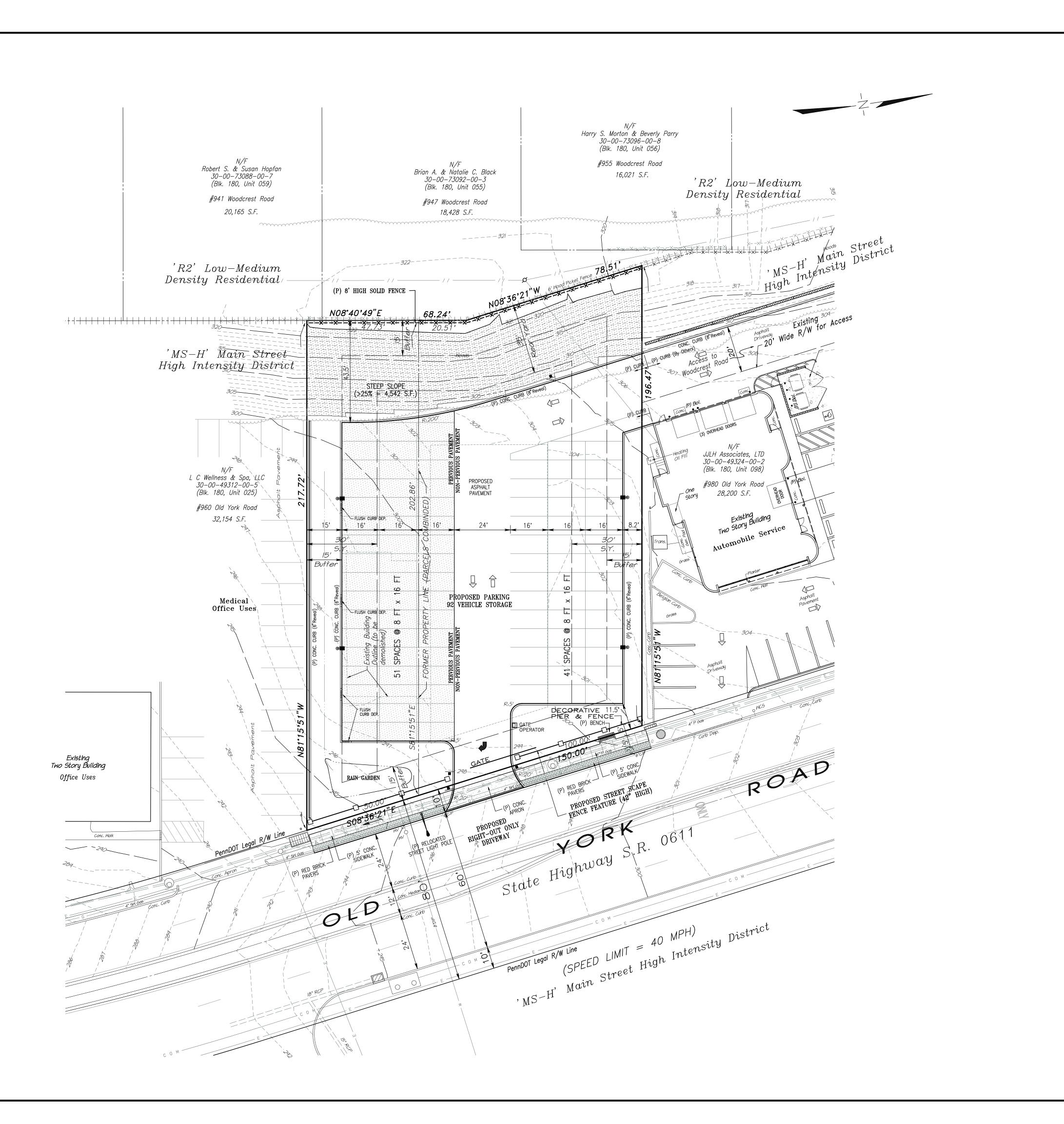
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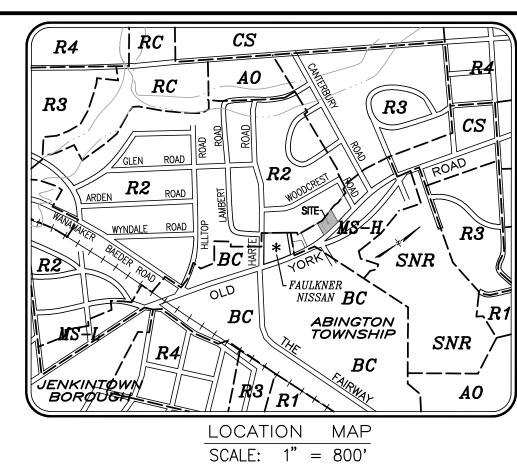
GARY A. TILFORD

LAND SURVEYOR

OCTOBER 25, 2019 DWG NO. A-10-732 25857A SHEET NO.

2 OF **15**





EXISTING F	EATURES		
— <i>— 385</i> — — -	CONTOUR LINE	G	GAS MAIN
+402.96	SPOT ELEVATION	W	WATER MAIN
+ T:402.96 B:402.46	TOP & BOTTOM CURB ELEVATION		COMMUNICATIONS CONDUIT
<×	FENCE	***************************************	ZONING DISTRICT LINE
™ FH	FIRE HYDRANT		
Q PE592	UTILITY POLE		SLOPES > 25%
o GV	GAS VALVE		
o WV	WATER VALVE	PROPOSED FEAT	<u>rures</u>
o CO	SANITARY CLEAN OUT		NEW CONODETE WALK
o WCS	WATER CURB STOP	A de la de l	NEW CONCRETE WALK
=======================================	STORM SEWER w/ INLET		NEW ASPHALT PAVEMENT
	SANITARY SEWER w/ MANHOLE		
//	OVERHEAD WIRE		TRAFFIC CONTROL SIGN

--x--x--x 8' HIGH SOLID FENCE

DECORATIVE PIER & FENCE

GENERAL NOTES:

E—E ELECTRIC CONDUIT

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- 8. Old York Road is a Pennsylvania State Highway. Where a plan requires access to a highway which is under the jurisdiction of the Pennsylvania Department of Transportation, A Highway Occupancy Permit is required by Section 420 P.L. 1242, No. 428 known as the 'State' Highway Law', before driveway access to a state highway is permitted or constructed.
- 9. The Developer shall be responsible for providing as—built plans to Abington Township of all new stormwater management facilities shown on the approved plans.

SITE AREAS:

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COMBINED PROJECT AREA: #966 & #968 OLD YORK ROAD Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.

GARY A. TILFORD

ROADYORKDEVELOPMENT OF 0LD 10.7

896 996

OCTOBER 25, 2019 DWG NO. A-10-733 25857A

SHEET NO.

3 OF 15

REGULATION Z	Z.O. SE	<u>C. No</u> .	RE	QUIRED		EXISTIN	IG_		PROPOSED
LOT USE: By-Right	SEC. 1	1005			#968 (#966 (C-3 Automo C-27 Resto	oble iurant	Service t, take-out	C-2 Automobile Sale (class 2)
DIMENSIONAL STANDARDS: LOT AREA, Min. (class 2) LOT WIDTH @ BSBL, Min. GREEN AREA, Min. (class 2) BUILDINGS ON THE SAME LOT	SEC. 1	1006,	30,	10.18 000 FT. 100 FT. 35 %		28,857 S 150 FT.	3.F. ≱		CELS) 28,857 S.F. 150 FT. 38.5% (11,129 S
SEPARATION, Min. LARGEST BUILDING LOCATION (1)				20 FT. 50 %		0 FT. 0% ₩			N/A N/A
BUILDING SETBACKS: BUILD-TO-LINE (15' to 25'			Fig.	N/A		29.9 FT.			-
SIDE YARD, Min. (class 2) REAR YARD, Min. (class 2) BUILDING SETBACK FROM				30 FT. 35 FT.		16.8 FT. 53.2 FT.	•		N/A N/A
ABUTTING R1/R2/R3/R4 DISTRICTS, TRASH STORAGE FROM ABUTTING R1/R2/R3/R4 DISTRICTS,				40 FT. 20 FT.		53.1 FT.			N/A N/A
BUILDINGS:	SEC. 1	1006,	Fig.						
FACADE HEIGHT, Min. (2) BUILDING HEIGHT, Max.				20 FT.35 FT.		28.7 FT 28.7 FT			N/A N/A
PARKING:	SEC. 1	1006,	Fig.	10.18					
SETBACK FROM STREET WALL AND LANDSCAPING, Min. (3)			J	5 FT.		N/A			N/A
PARKING WIDTH BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE, Max.				70 FT.		N/A			N/A
PARKING SETBACK FROM ABUTTING R1/R2/R3/R4 DISTRICTS	•	4.0		20 FT.		61.0 FT.	•		43.5 FT.
PARKING SETBACK FROM 'MS TO ALL OTHER DISTRICTS, Min.				(0 FT if share	, 3,	N/A			N/A
STREET ACCESS WIDTH, (two way),	Max. (5))		35 FT.		35 FT.			24 FT.
DESIGN: SIDEWALKS AND STREET WALL	SEC. 1	1007.D		(6)		NONE	*	PROV	/IDED/NOT REQUIRED
FENCE HEIGHT	SEC. 21	03.A-1	3.1.	6 FT., Max		6 FT.		\[\ADIANG	8 FT.
No. PARKING SPACES C-2 Automobile Sales	SEC. 2	2304.C	.2.	N/A		York Rd. York Rd.		SPACES	92 SPACES
PARKING LOT LANDSCAPING:	SEC. 2	2402.							
PLANTING ISLANDS Along Periphery	SEC. 24			1 Every 15	Stalls	NONE	*	VARIANC	17 STALLS E SEC. 2402.A.2.a.[1]
Along Internal Rows End of Rows				1 ea. 15 S 1 Each End		NONE NONE			17 STALLS NONE E SEC. 2402.A.2.a.[2]
PERIMETER BUFFER				10 FT. W rking lots with		0 FT.	*	VARIANO	8.2 FT. CE SEC. 2402.A.5.a.
PARKING GREEN AREA (7)	SEC. 24	-02.A.6.		10 %, M	n.	(0 S.F.)	or		(0 S.F.) or 0.0% E SEC. 2402.A.6
	SEC. 24		1.	15 FT., N	lin.	0 FT.	*	VARIANC	8.2 FT. E SEC. 2402.B.
SIDEWALK AND STREETSCAPE [DESIGN,	ARTIC	LE X	XXV:					
STREET WALL: FENCE OR WALL LOCATION	SEC. 2		.1.	Within 5		NONE	**		5 FT.
Fence Height Wall Height				36"-42" 30", Max	•				42" High N/A
MIN. LANDSCAPE WIDTH STREET FRONT SIDEWALKS:	SEC. 2	2504.		3 FT., st	reet side				3 FT.
Public Street Sidewalk	SEC. 2			8 FT.		5 FT.	•	VARIANC	5 FT. E SEC. 2504.B.1
Verge Width	SEC. 2	2504.E	•	3 FT., M	n.	3 FT.			3 FT.

VARIANCE SEC. XXXX.X(x) - INDICATES VARIANCE GRANTED BY ZHB MAY 23, 2019

FOOTNOTES:

(1) The largest building on—lot must have at least 50% on its front facade located in the build—to—zone.

₩ - INDICATES AN EXISTING NON-CONFORMING CONDITION

- (2) Minimum facade height applies to front facades, measured from lowest visible part of facade to lowest part of roof, when visible from the street.
- (3) Street wall required when building is more than 20 feet from Ultimate R/W.
- (4) Features such as overhangs, upper floor balconies and similar architectual features placed on the front
- side of the building may extend closer to the street than the minimum build—to line, and/or up to three feet into the right-of-way, but no closer than five feet to the curb line.
- (5) An island will be required to separate inbound from outbound travel lanes at parking lot entrances.
- (6) Street Wall: Parking is encouraged to be provided to the side or rear of their buildings, where feasible. When parking is located between the building and street, it shall be screened by a decorative low wall or fence, and with landscaping.
- (7) Parking areas over 15,000 S.F. in gross area require 10% devoted to landscaping.

ZONING HEARING BOARD APPROVAL FOR JJLH Associates, Ltd CASE No. 19-02, GRANTED MAY 23, 2019:

- 1. Z.O. Sec. 2504.B.1 Sidewalks
- 2. Z.O. Sec. 2402.A.2 Landscape Islands
- 3. Z.O. Sec. 2402.A.5 Perimeter Buffer Width
- 4. Z.O. Sec. 2402.A.6 Green Space Location
- 5. Z.O. Sec. 2402.B Property Line Buffer
- 6. Z.O. Sec. 2103.A Fence Height

ARTICLE XXI: USE REGULATIONS

RETAIL & SERVICE USES - USE C-2: AUTOMOTIVE SALES

REGULATION Z.O. SEC. No.

Use C−2. SEC. 2103.C.

Automotive sales uses include facilities for the sale or lease of new or used automobiles, motorcycles, trailers trucks, boats, and the like, provided:

- 1. Primary access to the sales facility shall be from an arterial or collector road.
- 2. Customer and employee parking areas must be clearly identified, and not used for vehicle display
- 3. Except for incidental emergency repair work, vehicle repairs and service must be conducted indoors.

4. Vehicle delivery shall be conducted on—site, or through off—site contract arrangements, but not from

- public streets or right—of—ways. 5. Elevated stands for display of vehicles must be located at least five feet (5') from any property line.
- 6. Test drives shall not be conducted through residential districts, and specific routes shall be approved
- by the Township. 7. Collective accessory uses to the principal use of selling or leasing shall not occupy more than 50% of the premises and must be conducted in direct relationship to the principal use. Accessory repair/auto
- body shop operations must be located to the side or rear of the principal use. 8. Vehicle display spaces may be reduced to 8 feet x 16 feet and may be stacked up to three cars deep without aisle ways. The first row of front yard display vehicles adjacent to the public right-of-way may not be parked or displayed any tighter than achieved with 10—foot wide parking spaces.
- 9. Front yard display vehicles may not protrude into the public right—of—way or over public sidewalks or
- 10. Sound systems shall not be audible off—site.
- 11. Delivery canopies shall not be located in restricted yard areas.

ARTICLE XXIII: PARKING AND TRANSPORTATION

COMMERCIAL LAND USES:

Z.O. SEC. No. REGULATION

SEC. 2304.C.2. Use C−2: Automobive Sales:

One space for each vehicle displayed or intended for sale (see use classification for size of display spaces), plus one standard size parking space for every 200 square feet of gross floor area devoted to office, sales, showroom or stockroom use; plus parking spaces required for Use C-3: Automotive Service, if applicable.

92 Vehicles Storage/Display: Office, sales, showroom or stockroom use: None Automoble Service: None

PARKING PROVIDED = 92 Spaces VEHICLE DISPLAY SIZE: SEC. 2103.C.8. 8 FT. x 16 FT. w/ UP TO 3 CARS DEEP STACKED

PARKING SPACE FORMULA: SEC. 2305.E. NONE APPLICABLE Parking reduction factors: PARKING FOR INDIVIDUALS SEC. 2307. WITH DISABILITIES: NOT APPLICABLE

Vehicle Storage: PARKING LOT AND FRONTAGE SEC. 2310.

DEVELOPMENT STANDARDS: Width of drives and parking aisles SEC. 2310.A. 24 FT Two-way, 12 FT One-way

Parking Access and Traffic Control SEC. 2310.F.2. Parking Separation from Street. In order to minimize traffic congestion and hazard, no area of parking;

or for the display, storage, sale, or movement of motor vehicles shall directly abut a public street or highway unless separated from the street or highway by a raised curb and barrier planting strip, wall, or other effective barrier against traffic, except at necessary access ways.

SEC. 2310.F.12. MS Main Street Districts: NOT APPLICABLE

Nonresidential side yards containing an access driveway to rear parking areas shall be a minimum of 20 feet wide.

ARTICLE XVI: STEEP SLOPE CONSERVATION DISTRICT

DEFINITIONS: SEC. 201

Steep Slope: Natural or man-made area of land where the average slope exceeds 15%, measured

DELINEATION OF STEEP SLOPE CONSERVATION DISTRICT: SEC. 1601.

A. Precautionary Slope: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run. (0 S.F.)

B. Prohibitive Slope: those slopes greater than 25% measured over a ten foot run. (4,542 S.F.)

STEEP SLOPE CONSERVATION DISTRICT PROTECTION STANDARDS: SEC. 1603.

Prohibitive Slopes (greater than 25%): SEC. 1603.B.

over a ten foot (10') horizontal distance.

On at least 90% of the prohibitive slope area, development, regrading or stripping of vegetation shall be prohibited unless the disturbance is for roadway crossings or utility construction, and unless it can be demonstrated that the roadway or utility improvements are necessary in the sloped area. In no case, however, shall more than 15% of the total prohibitive slope areas be developed, regraded and/or disturbed (even if roadway crossings. and or utility construction is permitted in the prohibitive slope area).

PROHIBITIVE SLOPE AREA >25% = 4,542 S.F.

PROPOSED PROHIBITIVE SLOPE DISTURBANCE = 406 S.F. or 9.0%

Precautionary Slopes (15% to 25%): SEC. 1603.C.

On at least 75% of the precautionary slope area, development, regrading or stripping of vegetation

shall be prohibited. PRECAUTIONARY SLOPE AREA 15%-25% = 0 S.F.

PROPOSED PRECAUTIONARY SLOPE DISTURBANCE = 0 S.F. or 0%

ART. XXIII: PARKING & TRANSPORTATION: Sec. 2300.

REGULATION	SECTON	REQUIREMENT	PROPOSED
PARKING USE REQUIREMENTS:	Z.O. Sec. 23	00.	
Shared Parking and Access	Z.O. Sec. 23	13. The area on which they are parked cannot be parking spaces required for uses already on the lot.	92 Parking Spaces
PARKING LOT & FRONTAGE STANDARDS:	Z.O. Sec. 23	10.	
Parking & Drive Aisle Width, Min.	Z.O. Sec. 23	10.A. 12 Ft., One Way	N/A
		24 Ft., Two Way	24 Ft.
Bldg/Parking Setback, Min.	Z.O. Sec. 23	10.D. 5 Ft.	13 Ft.
Standard Parking Space Size	S.O. Sec. 14	6-28 10 Ft. x 20 Ft.	N/A
Stacked Parking Space Size	Z.O. Sec. 21	03.C. 8 Ft. x 16 Ft.	8 Ft. x 16 Ft.
PARKING LOT LANDSCAPING AND STREET TF	EES:		
REGULATION	SECTON	REQUIREMENT	PROPOSED
PLANTING ISLANDS:	Z.O. Sec. 2402		
Island Location	Z.O. Sec. 2402.A	.2.A.[1] Every 15 Spaces	17 Spaces 🧩
Spaces in Row, Max.	Z.O. Sec. 2402.A	.2.A.[2] 15 Spaces	17 Spaces 🧩
Island Size, Min.	Z.O. Sec. 2402.A	.2.A.[3] 10 Ft. x 18 Ft.	NONE
		.2.A.[4] 3 Inches	N/A

Z.O. Sec. 2402.A.2.A.[5]

Z.O. Sec. 2402.A.6.

♣ - INDICATES VARIANCE GRANTED, CASE NO. 19-02 ON MAY 23, 2019

Irrigated Islands

Parking Green Area, Min.

STORMWATER MAINTENANCE:

< 300 S.F.

10 %

1. The stormwater management facilities shown hereon are permanent facilities and shall not be modified or removed unless prior approval is granted by Abington Township. The property owner, their successors or assigns, shall be responsible for the perpetual maintenance of all grades and elevations of such facilities, and shall do nothing to alter or damage same, or other structures and devices. These responsibilities shall include routine lawn care, removal of ordinary innocuous debris that may obstruct the proper operation of the facilities. Abington Township shall have perpetual easement on and over the property for access to the proposed rain garden & infiltration facilities for the purpose of emergency maintenance and repair of said permanent facilities. The aforesaid responsibilities of the property owner shall be subject to enforcement by Abington Township. In the event that the owner fails to honor the responsibility set forth herein, in any manner, Abington Township shall have the right of entry upon and within the area of the facilities to undertake such corrective or maintenance efforts. The cost of such, as well as administrative, engineering, and legal costs shall be owners, as determined and assessed by Abington Township. Failure to remedy all associated costs described, may be subject of the imposition of a lien by the Township against the premises in question, in the same manner as the Township might otherwise be empowered by law to assess or oppose a lien against a property for municipal improvements.

N/A

0.0 %

LANDSCAPE PLANTING GUARANTEE:

1. All required landscaping shall be guaranteed by the subdivider/developer for a period of one (1) year after the Township has issued an occupancy permit for the property. It shall be the responsibility of the subdivider/developer to protect, maintain, and feed both new and existing plant materials during this period. An inspection shall be made by the Township at the end of the one (1) year period and any materials unacceptable at the time of inspection shall be replaced in order to satisfy the landscape requirements of the Township.

WAIVERS REQUESTED:

- 1. S.O. Sec. 146-11.B.(7) UTILITIES Waiver of the requirement to provide all utility information within 400 feet of the subject property;
- 2. S.O. Sec. 146-11.J RECREATIONAL FACILITIES PLAN Waiver from the requirement to provide recreational facilities;
- 3. S.O. Sec. 146-43.C.(3)(a) CUT AND FILL SLOPES Waiver from the requirement cut and fill slopes not be 15% or steeper. Swale, landscape berm and rain garden berm exceeds 15% but shown not greater than 33% (3:1).

REGISTERED PROFESSIONAL **GARY A. TILFORD** LAND SURVEYOR V SU-033144-E

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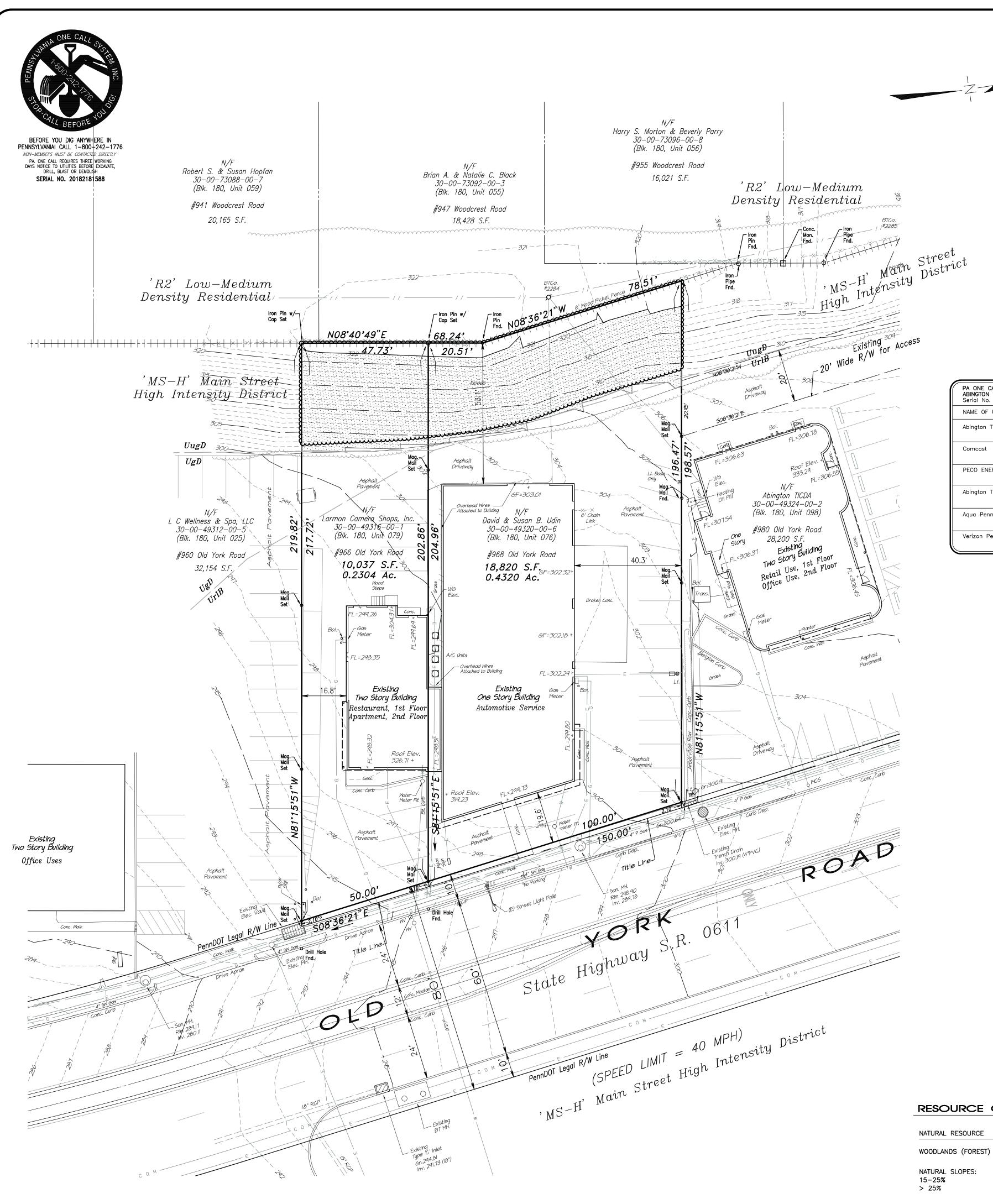
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OCTOBER 25, 2019 DWG NO. A - 10 - 734JOB NO. 25857A

> SHEET NO. 4 OF 15

ABINGTON TOWNSHIP NO. LD-19-10



— — — *385*— — - CONTOUR LINE +402.96 SPOT ELEVATION TOP & BOTTOM CURB ELEVATION $-\times -\times -\times -\times -\times$ FENCE FIRE HYDRANT O PE592 UTILITY POLE GAS VALVE WATER VALVE SANITARY CLEAN OUT WATER CURB STOP SANITARY SEWER w/ MANHOLE OVERHEAD WIRE — ELECTRIC CONDUIT ---- GAS MAIN WATER MAIN — COMMUNICATIONS CONDUIT +++++++ ZONING DISTRICT LINE

L E G E N D

EXISTING FEATURES

ABINGTON TOWNSHIP Serial No. 20191983259		Date Contacted: 7/17/2019
NAME OF USER	USERS ADDRESS	CONTACT PERSON
Abington Township	1176 Old York Road Abington, PA 19001	Scott Marlin smarlin@abington.org
Comcast	4400 Wyane Avenue Philadelphia, PA 19140	Robert Harvey bob_harvey@cable.comcast.com
PECO ENERGY c/o USCI	450 S. Henderson Road, Suite B King of Prussia, PA 19406	Nikkia Simpkins nikkiasimpkins@usicllc.com
Abington Township Wastewater	1000 Fitzwatertown Road Abington, PA 19001	George Wrigley gwigley@abington.org
Aqua Pennsylvania, Inc.	762 W. Lancaster Aveune Bryn Mawr, PA 19010	Steve Pizzi sbpizzi@aquaamerica.com
/erizon PennsIvania, LLC	1050 Virgina Drive Fort Washington, PA 19034	Laura Lippincott laura.d.lippincott@one.verizon.com

SOIL CLASSIFICATIONS						
SYMBOL	SOILS					
UgD	Urban land, 8 to 25% slopes					
UrlB	Urban land-Gladstone complex, 0 to 8% slopes					
UugD	Urban land—Udorthents, schist and gness complex, 8 to 25% slopes					

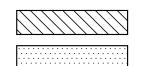
On—site soils identified and mapped from the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey

WOODLANDS

£.....

WOODLANDS TO BE PRESERVED

STEEP SLOPES



SLOPES 15% - 25%
SLOPES >25%

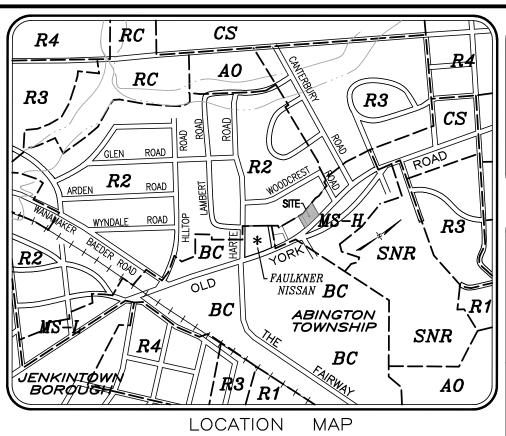
those slopes greater than 25% measured over

PRECAUTIONARY SLOPE: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run.

a ten foot run.

RESOURCE CONSERVATION DATA

NATURAL RESOURCE	TOTAL AREA (S.F.)	DISTURBED AREA (S.F.)	PRESERVED AREA (S.F.)	% PRESERVED AREA (%)	REQUIRED PRESERVEI AREA (%)
WOODLANDS (FOREST)	5,644	834	4,910	87.0%	25% MIN.
NATURAL SLOPES: 15-25% > 25%	0 4,542	0 406	0 4,136	100% 91.0%	75% MIN. 90% MIN.



SCALE: 1" = 800'

TITLE EXCEPTIONS:

#966 OLD YORK ROAD

LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 966 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. H095001278, EFFECTIVE JULY 16, 2018.

#1-#8. Standard Title Exceptions.

#9. Title to that portion of the premises located within the bed of Old York Road is subject to the public and private rights therein.

(PENNSYLVANIA DEPTARTMENT OF TRANSPORTATION RIGHT-OF-WAY, SEE PLAN)
#10. Right-of-Way granted to the Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania recorded in Deed Book 1891, Page 429.

(BLANKET EASEMENT OVER ENTIRE PARCEL)
#11. Agreement as recorded in Deed Book 4710, Page 2465.

(AGREEMENT WITH TENANT DNI, INC., T/A COMPUTYNE, CAN NOT PLOT)

#12. Reservation as to an Easeemnt recorded in Deed Book 3094, Page 180. (Chain)
(20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS)

#968 OLD YORK ROAD

LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 968 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. H095002674, EFFECTIVE DECEMBER 24, 2018. #1-#6. Standard Title Exceptions.

#7. Together with right—os—way in common with others as set forth in Deeds of the chain of title including Deed Book 3518, Page 69

(20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS)
#8. Acreage content not insured.

#9 Water, Refuse and Sewer Rents due for Current Year.

REFERENCE PLANS:

1. Plan of Woodcrest, prepared by George B. Mebus, Registered Professional Engineer, dated October 2, 1947.

2. Plan of Lot No. 15, Part of Woodcrest, made for George Goodman by George B. Mebus Registered Professional Engineer, dated December 8, 1953 and last revised May 23, 1955.

3. Plan of Property made for ESSO Standard Oil Company by Charles E. Shoemaker, Inc. dated May 6, 1957, Dwg. No. A—10—179.

4. Plan of Property made for The Goodyear Tire & Rubber Company, Inc. by Charles E.

Shoemaker, Inc. dated November 29, 1957, Dwg. No. A—10—186.

5. Plan of Property made for A.G. Foods Inc. by Haggerty & Hagan, Inc., dated

6. Plan of Property made for Abington Township Industrial & Commercial Development Authority by Charles E. Shoemaker, Inc. dated March 10, 1983 and revised July 29,

GENERAL NOTES:

1983, Ďwg. No. A-10-337-A.

- Metes, Bounds and Area of subject property taken from deeds, plans of record, field survey by Charles E. Shoemaker, Inc during August 2018, and Title Commitment prepared by First American Title Insurance Company for JJLH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses, (S05*23'E).
 Reference: First American Title Insurance Company Title Commitment No. H095002378 prepared for JJLH Associates, LTD for #966 Old York Road, dated July 16, 2018.
 Reference: First American Title Insurance Company Title Commitment No. H095002674 prepared for JJLH Associates, LTD for #968 Old York Road, dated December 24, 2018.
- 2. Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NVD 88 Datum.
- 3. The subject property is located outside of the 100—year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
- 4. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
- 5. Public water is provided by Aqua Pennsylvania, Inc. Sanitary sewage conveyance provided by Abington Township and Philadelphia Water Department with treatment at the Northeast Philadelphia Waste Water Treatment Plant.
- 6. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 11, dated October 4, 2017. Soils on these sites have been identified as 'UgD' Urban land, 8—25 percent slopes, 'UrlB' Urban land—Gladstone complex, 0—8 percent slopes and 'UugD' Urban land—Udorthents schist and gneiss complex, 8—25 percent slopes.
- 7. The subject properties are zoned 'MS-H' Main Street High Intensity/Density District.
- 8. Stormwater infiltration testing was performed and evaluated by VW Consultants, LLC. of Quakertown, PA. Site testing was performed on September 11, 2019 and results summarized in the Stormwater Infiltration Testing Report dated October 6, 2019.

SITE AREAS:

Parcel No. 30-00-49316-00-1, #966 Old York Road Title Lines: 10,137 S.F. or 0.2327 Ac. Legal R/W Lines: 10,037 S.F. or 0.2304 Ac. Parcel No. 30-00-49320-00-6, #968 Old York Road Title Lines: 19,020 S.F. or 0.4366 Ac. Legal R/W Lines: 18,820 S.F. or 0.4321 Ac. TOTAL PROJECT AREA: #966 & 968 OLD YORK ROAD Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.

REGISTERED PROFESSIONAL 11

GARY A. TILFORD

LAND SURVEYOR
SU-033144-E

VNSY LV A

BLOCK — UNIT
180—079
180—076
SITE ADDRESS
66 OLD YORK ROAD
NKINTOWN, PA 19046
NKINTOWN, PA 19046

EQUITABLE OWNER

JJLH Associates, LTD

-437 EAST STREET ROAD
TREVOSE, PA 19053

HARLES E. SHOEMAKER, I

ENGINEERS & SURVEYORS

D7 EDGE HILL ROAD ABINGTON, PA. 1

ONE: 215-887-2165

E-MAIL: staff@ceshoemaker.com

SCALE 1" = 20'

2020 1 TOWHSHIP STAFF REVIEW GAT
TE NO. REVISION BY

MAP 1/31/2020 1

IG RESOURCE & SITE ANALYSIS N

OF

966 & 968 OLD YORK ROAD

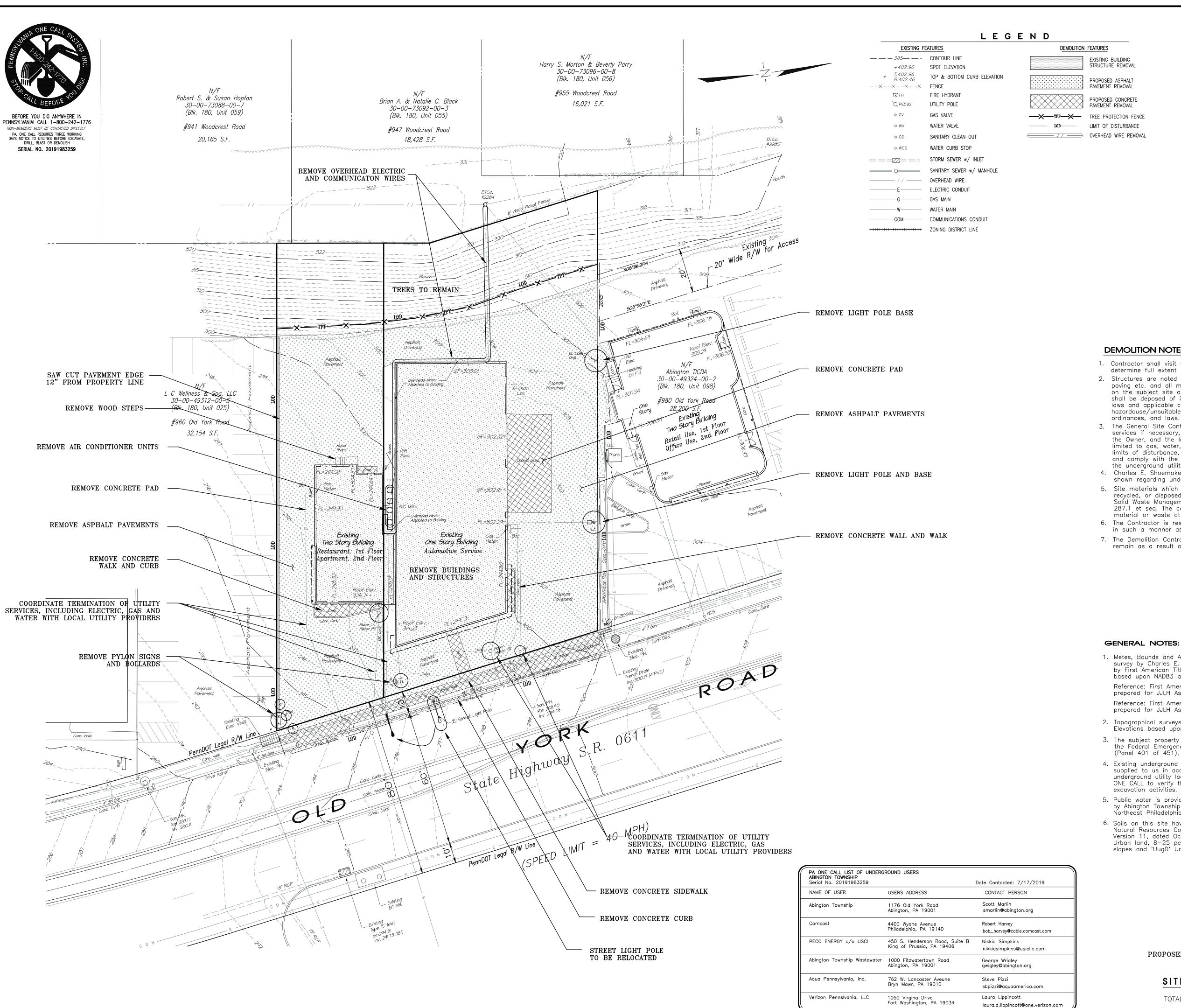
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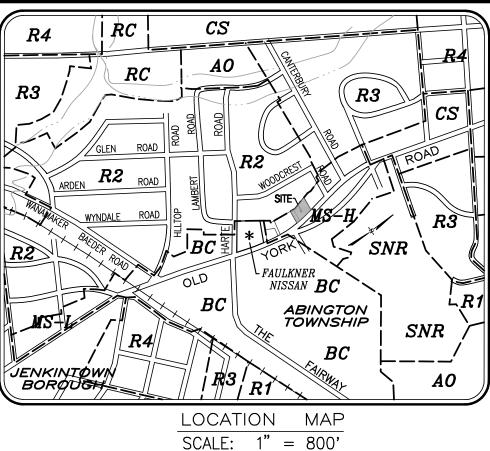
JJLH ASSOCIATES, LTD

DATE
OCTOBER 25, 2019
DWG NO.
A-10-735
JOB NO.
25857A

SHEET NO.

5 OF **15**





PROFESSIONAL RICHARD A. STONEBACK

REGISTERED

ENGINEER

DEMOLITION NOTES:

- 1. Contractor shall visit site prior to bid and investigate items requiring demolition to
- determine full extent of work required. Materials are noted generally on this plan. 2. Structures are noted generally on this plan. All concrete, lights, signs, trees, bituminous paving etc. and all miscellaneous debris materials demolished shall not be buried on the subject site and removed. All excavated material and debris (solid waste) shall be deposed of in accordance with all Township, County, State, and Federal laws and applicable codes. The Contractor shall properly remove and dispose of hazardouse/unsuitable material off-site in accordance with all applicable codes,
- 3. The General Site Contractor shall be responsible for the coordination of interrupted utility services if necessary, including ELECTRIC, TELEPHONE, GAS, AND WATER etc., between the the Owner, and the local utility companies. All utilities and services, including but not limited to gas, water, electric, sanitary, telephone, cable, fiber optic cable, etc. within the limits of disturbance, shall be vertically and horizontally located. The Contractor shall use and comply with the requirements of the applicable utility notification system to locate all the underground utilities.
- 4. Charles E. Shoemaker, Inc. assumes no responsibility for the information shown or not shown regarding underground storage tanks and environmental issues.
- 5. Site materials which are removed through demolition such as bituminous paving shall be recycled, or disposed of in accordance with the Department of Environmental Protection Solid Waste Management Regulations per 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or waste at this site.
- 6. The Contractor is responsible to safeguard the site as necessary to perform the demolition in such a manner as to prevent the unauthorized entry of persons at any time.
- 7. The Demolition Contractor is responsible for all repairs of damage to all items that are to remain as a result of his activities.

GENERAL NOTES:

- 1. Metes, Bounds and Area of subject property taken from deeds, plans of record, field survey by Charles E. Shoemaker, Inc during August 2018, and Title Commitment prepared by First American Title Insurance Company for JJLH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses, (S05°23'E). Reference: First American Title Insurance Company Title Commitment No. H095002378 prepared for JJLH Associates, LTD for #966 Old York Road, dated July 16, 2018. Reference: First American Title Insurance Company Title Commitment No. H095002674 prepared for JJLH Associates, LTD for #968 Old York Road, dated December 24, 2018.
- 2. Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NVD 88 Datum.
- 3. The subject property is located outside of the 100—year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
- 4. Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
- 5. Public water is provided by Aqua Pennsylvania, Inc. Sanitary sewage conveyance provided by Abington Township and Philadelphia Water Department with treatment at the Northeast Philadelphia Waste Water Treatment Plant.
- 6. Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 11, dated October 4, 2017. Soils on these sites have been identified as 'UgD' Urban land, 8-25 percent slopes, 'UrlB' Urban land-Gladstone complex, 0-8 percent slopes and 'UugD' Urban land—Udorthents schist and gneiss complex, 8—25 percent slopes.

PROPOSED EARTH DISTURBANCE = 0.60 ACRES (26,300 S.F.)

SITE AREAS:

TOTAL PROJECT AREA: #966 & 968 OLD YORK ROAD Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.

OCTOBER 25, 2019 DWG NO. A-10-736 JOB NO.

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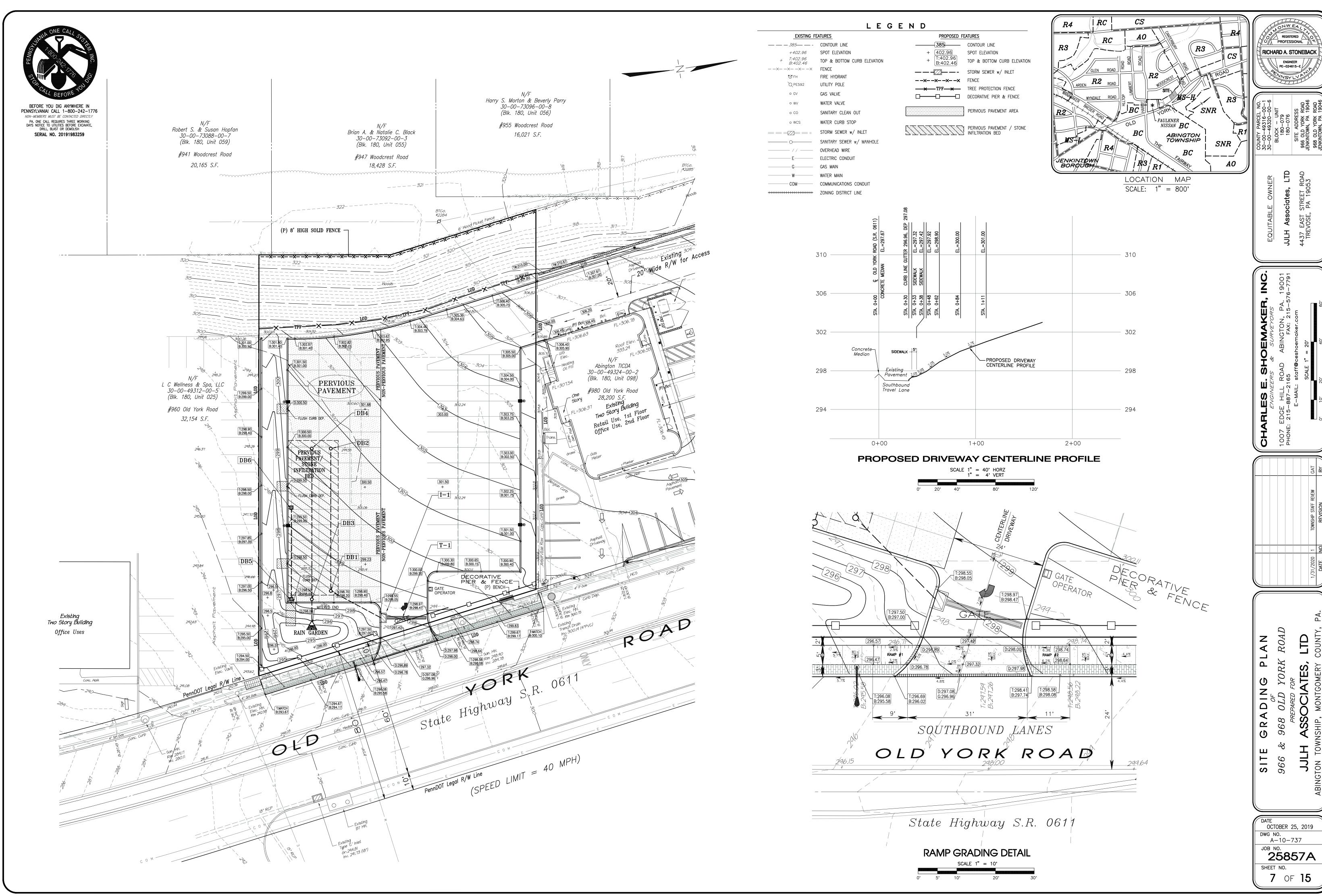
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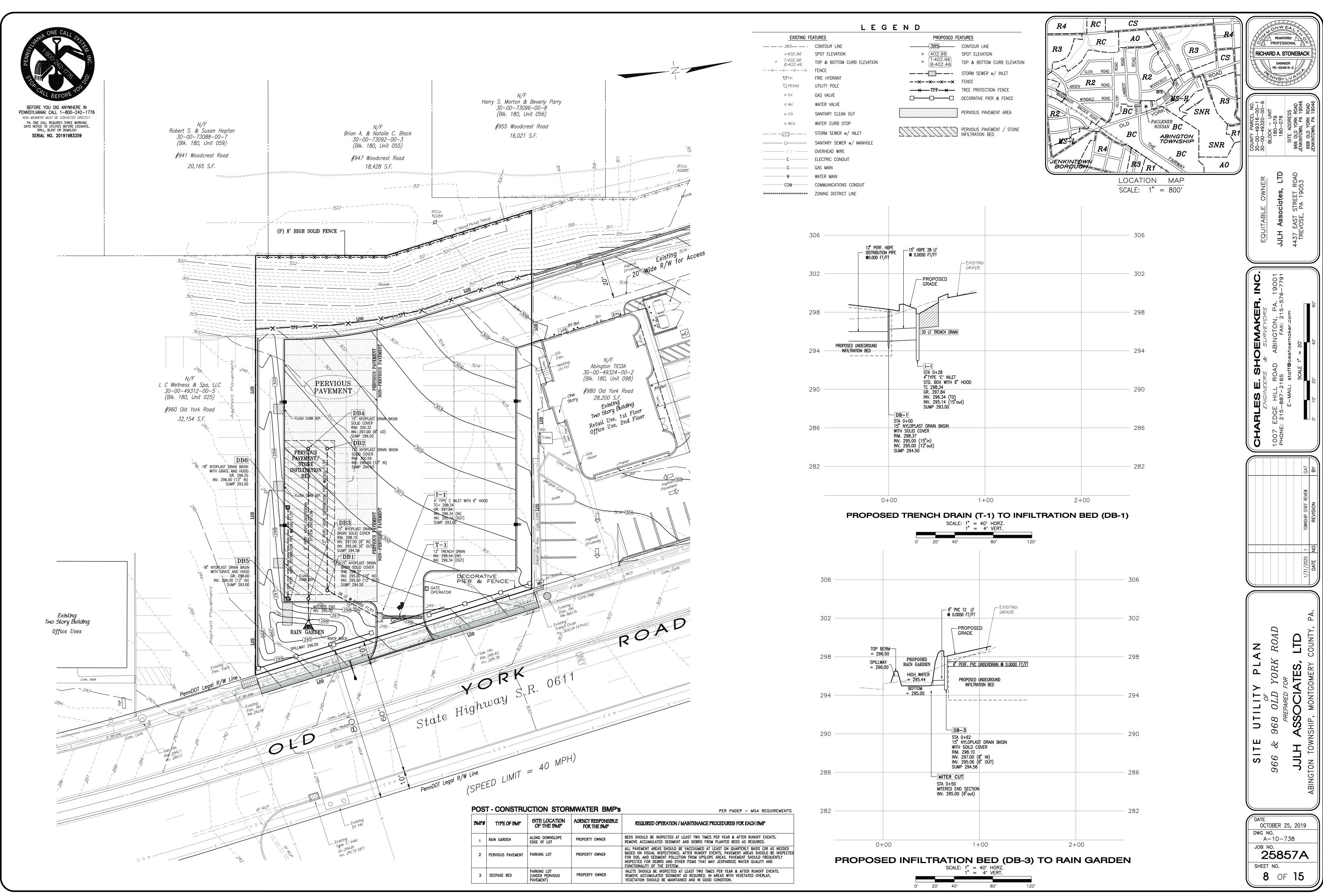
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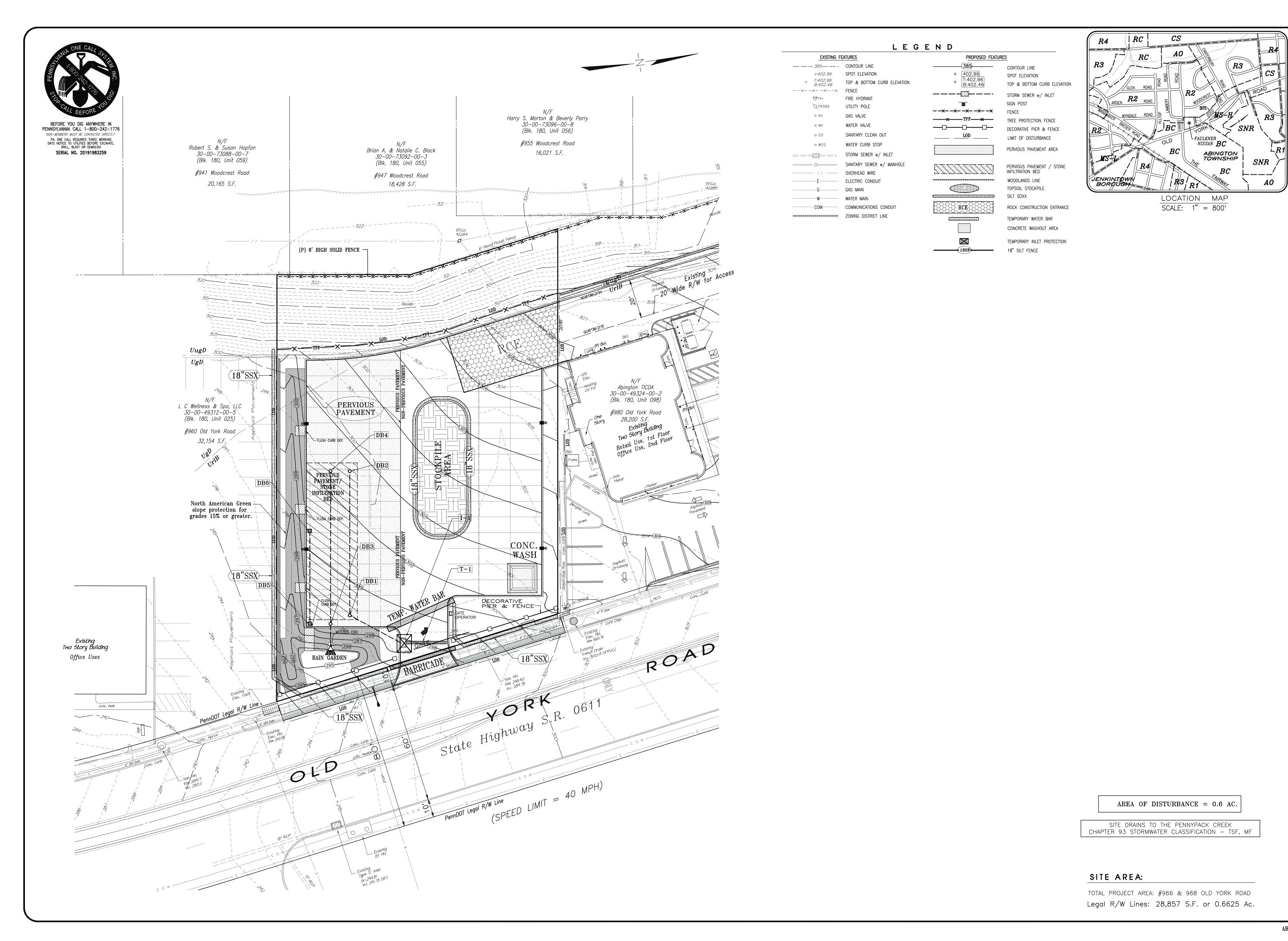
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25857A SHEET NO. 6 OF 15







ABINGTON TOWNSHIP NO. LD-19-10

DATE OCTOBER 25, 2019

JOB NO. 25857A

9 OF 15

DWG NO. A-10-739

SHEET NO.

SEDIMENT

EROSION

PROFESSIONAL

RICHARD A. STONEBACK

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

for the location of existing underground utilities.

roots and other objectionable material.

- 1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require a written submittal of those changes for review and
- 2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, and the E&S plan preparer to a preconstruction meeting.
- 3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776
- 4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved from the E&S preparer.
- 5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation,
- 6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- 7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- 8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or
- 9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- 10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- 11. All off—site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.
- 12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or
- release of a regulated substance but qualifying as clean fill due to analytical testing. 13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- 14. Vehicles and equipment may neither enter directly nor exit directly onto Old York Road. Construction
- vehicles shall access and egress the site using the rear driveway from Woodcrest Road. 15. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly
- basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection. 17. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the

16. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date

- end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- 18. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings. 19. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils — prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a
- minimum of 2 inches of topsoil 20. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
- 21. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness
- 22. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- 23. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- 24. Fill shall not be placed on saturated or frozen surfaces.
- 25. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- 26. All graded greas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the
- 27. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- 28. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- 29. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district or the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall removal/conversion of the E&S BMPs.
- 31. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
- 32. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined n Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000
- 33. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
- 34. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum layered lifts at 95% density. 35. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other
- debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
- 36. Sediment basins shall be protected from unauthorized acts by third parties.
- 37. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.

ADDITIONAL EROSION AND SEDIMENT CONTROL PLAN NOTES

- 1. The operator shall assure that the approved erosion and sediment control plan is properly and completely implemented.
- 2. The operator shall assure that an erosion and sediment control plan has been prepared, and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless
- 3. All pumping of sediment laden water shall be through a sediment control BMP, such as a pumped water filter bag discharging over non-disturbed areas. The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion
- Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control. 5. Only limited disturbance will be permitted to provide access to the sediment basins and diversion berm
- for grading and acquiring borrow to construct those BMPs.
- 6. Erosion and sediment BMP's must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMP's.
- After final site stabilization has been achieved, temporary erosion and sediment BMP controls must be removed. Areas disturbed during removal of the BMP's must be stabilized immediately.
- 8. Sediment must be removed from storm water inlet protection after each runoff event.

Temporary Stabilization and Permanent Stabilization

- 15. Hay or straw mulch must be applied at 3.0 tons per acre.
- 16. Mulch with mulch control netting or erosion control blankets must be installed on all slopes 4:1 or steeper. 17. Straw mulch shall be applied in long strands, not chopped or finely broken.
- 18. Sediment removed from BMP's shall be disposed of in landscape areas outside of steep slopes, wetlands, floodplains or drainage swales and immediately stabilized, or placed in topsoil stockpiles
- 19. An E&S plan shall be submitted to the department or authorized conservation district and implemented for all spoil and borrow areas, regardless of their location. Other Issues
- 20. The Project Boundary is equal to the limits of disturbance of the site and any off-site areas within the limits of disturbance that are the responsibility of the developer to install. Off-site facilities such
- 21. The project's receiving watercourse is Pennypack Creek, and the Chapter 93 classification is TSF, MF.

22. The owner is responsible for the long term "operation and maintenance" of the BMP's.

- 23. Upon completion or temporary cessation of the earth disturbance activity, the project site shall be mediately stabilized in accordance with the recommendations contained in the Erosion and Sediment Pollution Control Manual (E&S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as ammended and updated. Erosion and Sediment Control BMPs shall be implemented and maintained until permanent stabilization is completed and PCSM BMPs are operational.
- 24. If the site will need to import or export material from the site, the responsibility for performing 'Environmental Due Diligence' and determination of 'Clean Fill' will rest with contractor.
- Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material, The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the 'Waters of the Commonwealth' unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use).
- Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still gualifies as clean fill provided the testing reveals that the Il material contains concentrations of regulated substances that are below the residential limits in Tables FP-1a and FP-1b found in the Department's policy "Management of Fill"

Any person placing clean fill that has been affected by a spill or release of a regulated substance

must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to gualify the material as clean fill. Form FP-001 must be retained by the owner of the property receiving the fill. A copy of Form FP-001 can be found at the end of these instructions. Environmental Due Diligence: The applicant must perform Environmental Due Diligence to determine if the fill materials associated with the project qualify as Clean Fill. Environmental Due Diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, eletronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of Due Diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with

Fill material that does not qualify as Clean Fill is Regulated Fill. Regulated Fill is waste and must_be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste Management or 271 Municipal Waste Management, whichever is applicable. These regulations are available on—line at www.pacode.com.

SEQUENCE OF CONSTRUCTION

Appendix A of the Department's policy "Management of Fill"

- 1. At least 7 days before any earth disturbance activities, the operator is required to invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer (Licensed Professional), to a preconstruction meeting. Also, at least 3 days before starting any earth disturbance activities,
- all contractors involved in those activities shall notify the Pennsylvania One Call System, Inc. at 1-800-242-1776 for buried utilities locations. 2. Prior to disturbance, delineate limits of disturbance on the project site with survey stakes/ribbon
- or orange construction fence. 3. Install rock construction entrance as shown on the erosion control plan.
- 4. Install silt socks and inlet protection devices as shown on the E&S Plan. Silt socks in greas
- of existing and proposed driveway may vary slightly (see Erosion Control Plan).
- 5. After silt socks are in place, if possible, excavate an area approximately 1' deep behind the silt sock. This area is to increase the sediment retention capacity of the "trap" created behind the sock. Apply temporary seeding and mulch to the disturbed area.
- 6. Upon stabilization of all downslope erosion and sediment perimeter control BMPs and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district. 7. Once all down gradient erosion control measures are in place and functional and the township has been
- notified, begin earth moving activities. 8. Demolish existing structures as shown on the Existing Features/Demolition Plan. Strip and stockpile site topsoil. site concrete, paving, utilities, etc. as shown on the plan.
- 9. Begin rough grading 10. Once subgrade has been achieved in areas of standard pavement, begin installation of concrete curbing
- 11. Install proposed concrete inlet and trench drain. Inlet and trench drain should be temporarily sealed to
- prevent sediment laden water from entering. 12. Install stone base and bituminous base in all areas of standard pavement.
- 13. After standard pavement areas are stabilized with bituminous base course, begin excavation of infiltration (CRITICAL STAGES-MUST BE OVERSEEN BY LICENSED PROFESSIONAL)
- 14. Place filter fabric on sides of infiltration bed only and fill with clean washed open stone and install PVC distribution pipes, overflow pipes and drain basins per the details. All inlets should be temporarily sealed to prevent sediment laden water from entering.
- 15. Continue with installation of pervious pavement base stone.
- 16. After the proposed parking lot is stabilized with stone, remove rock construction entrance and install remaining bituminous base course.
- 17. Final grade the remaining site area, install landscaping, including rain garden, and apply permanent seeding and mulch until proper vegetative cover is established. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding and mulching operations. Stabilization occurs when disturbed area has 70% uniform vegetation cover. Remove temporary inlet protection within the site and install water quality hoods if not already installed After all other areas have achieved uniform stabilization, remove any remaining erosion control devices. Apply permanent seeding and mulch to areas disturbed by removal of perimeter E&S controls (silt socks). Upon stabilization, remove temporary inlet protection.
- (CRITICAL STAGES-MUST BE OVERSEEN BY LICENSED PROFESSIONAL) 18. Install finished wearing course in all areas of standard pavement.
- 19. Remove any soil from the clean stone pervious pavement base as needed and install finished pervious pavement wearing course per the detail and install signage and striping.
- 20. Construction activities are expected to commence in the fall/winter of 2019 and be completed within 1 year.

- 1. The contractor is to notify the Township and Township Engineer 48 hours prior to start of construction. 2. No more than 15,000 square feet of disturbed area is to reach final grade before initiating seeding
- 3. All water pumped from work areas shall be pumped through a properly situated sediment filter bag.
- 4. Cessation of earthmoving activity for 4 days or longer requires temporary stabilization.

INFILTRATION BED/PERVIOUS PAVEMENT CONSTRUCTION SEQUENCE . EXCAVATE PROPOSED INFILTRATION AREAS AS DELINEATED ON PLAN.

- INSTALL FILTER FABRIC PER DETAILS. SCARIFY SUBGRADE. . INSTALL STONE BASE. PLACEMENT SHOULD BE LIGHTLY COMPACTED.
- INSTALL CONVEYANCE PIPES AND UNDERDRAIN PIPES AND BACKFILL WITH #57 STONE i. PLACE AND COMPACT APPROPRIATED FILL & PAVE TO FINISH GRADES (PERVIOUS PAVEMENT WHERE SPECIFIED).
- 7. INLET SEDIMENT PROTECTION SHOULD BE IMMEDIATELY PLACED ON ALL INLETS IF NOT ALREAD PRESENT.

RAIN GARDEN CONSTRUCTION SEQUENCE:

- 1. ROUGH GRADE TO WITHIN ONE (1) FOOT OF THE FINAL ELEVATION OF THE INTERFACE BETWEEN THE PROPOSED SUBGRADE AND THE BIORETENTIÒN PLANTING SOIL. EXCAVATE TO FINISHED BOTTOM ELEVATION PER PLAN. PLANTING SOIL SHOULD BE A LOAM SOIL CAPABLE OF SUPPORTING HEALTHY VEGETATIVE COVER. SOILS SHOULD BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL AS SPECIFIED ON PLAN.
- 2. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT AND GRADE TO FINAL FLEVATION. 3. TILL THE FLOOR WITH ROTARY TILLERS OR DISK HARROWS TO PROVIDE A WELL-AERATED AND HIGHLY POROUS
- SURFACE ARFA. 4. FILL RAIN GARDEN AREA WITH PLANTING SOIL PER PLAN. PLACEMENT SHOULD BE IN LIFTS OF 1 FT OR LESS
- INSTALL UNDERDRAIN WHER REQUIRED. 5. PLANT PROPOSED LANDSCAPING AS SHOWN ON LANDSCAPE PLAN.

EROSION CONTROL MAINTENANCE PROCEDURES

- Silt Fence: 1. The fence installation should be inspected after every precipitation event and on a weekly basis. Any necessary repairs will be made immediately.
- remove deposits where accumulation reaches 1/2 the above ground height of the fence.
- 3. All undercutting or erosion of the toe anchor will be repaired immediately with
- compacted backfill materials. 4. Adhere to any manufacturers recommendations for replacing filter fabric fence due to
- weatherina.
- basis. Any necessary repairs will be made immediately.
- 2. Accumulated sediments will be removed as required to keep the sock functional. In all cases, remove deposits where accumulation reaches 1/3 the above ground height of the sock.
- 4. Adhere to any manufacturers recommendations for replacing filter fabric sock due to

- The structure's thickness will be constantly maintained to the specific dimension by adding rock. A stockpile of rock materials will be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on public roadways, will be removed and returned to the construction site. Washing of the trucks within the roadway is not permitted.
- Rock filters will be removed when clogged with sediments. Materials must be washed completely free of all foreign materials or new rock used to rebuild the filter.
- Rock filters will be removed when clogged with sediments. Materials must be
- Sediment will be removed from the trap after each storm event.

- 2. Accumulated sediments will be removed as required to keep the fence functional. In all cases,
- Silt Sock:
- 1. The sock installation should be inspected after every precipitation event and on a weekly
- 3. All undercutting or erosion of the toe anchor will be repaired immediately with

Rock Construction Entrances:

- washed completely free of all foreign materials or new rock used to rebuild the filter.
- Temporary Inlet Protection:

TEMPORARY SEEDING REQUIREMENTS SEEDING RATE (lb./Ac.) FOR SPRING SEEDING (UP TO JUNE 15) Annual Ryegrass

96 (3 bu) or sprina oats. or spring oats plus ryegrass, 20 lb annual or perennial ryegrass or winter wheat, or winter rye FOR LATE SPRING AND SUMMER SEEDING (JUNE 16 to AUGUST 15

Annual Ryearass. or Japanésé or foxtail millet, or sudanarass. or spring oats, or winter wheat, or winter rye

FOR LATE SUMMER AND FALL SEEDING (AUGUST 16 AND LATER) Annual Ryegrass, or winter rye, or winter wheat, (can be used but winter kills) 96 (3 bu)

1. Upon completion of an earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation. During the non-growing season, October 15 through March 15, mulch must be applied at the

2. MULCHING: Mulches alone help protect areas from erosion. Mulches also provide initial protection if

recommended rates.
Temporary seeding shall be performed after the end of the non-growing season.
Disturbed areas which are not at finish grade and which will be disturbed within one year shall be seeded and mulched with a quick growing temporary seeding mixture and mulch.

Disturbed areas which are either at finish grade or will not be redisturbed within one year must be seeded and mulched with permanent seed mixture and mulch.

area is to be seeded later. Use hay or straw at a rate of 3 tons per acre. 3. SITE PREPARATION: Apply 1 ton of agricultural—grade limestone per acre, plus fertilizer at the rate of 50-50-50 (50 pounds of N, 50 pounds of P205, and 50 pounds of K20) per acre, and work in where possible.

4. Topsoil stockpiles must be seeded and mulched immediately. PERMANENT SEEDING REQUIREMENTS FOR LAWNS (SEE SEPARATE MIXES FOR BASIN) SPECIES SEEDING RATE SEEDING RATE Birdsfoot Trefoil, plus Reed Canarygrass Tall Fescue, or Fine Fescue, or Kentucky Bluegrass, plus Redtop, or Perennial Ryegrass Tall Fescue, plus Fine Fescue Birdsfoot Trefoil, plus 10 lb./Ac.

Tall Fescue Seeding rates are for pure live seed, seeding rate shall be adjusted by percent germination.

- Mixture No. 2 is suitable for frequent mowing. Do not cut shorter than 4 inches. Keep Redtop seeding rate to that indicated. This species has small seeds and is very competitive. Diversion channels, detention basins, and sediment traps or berms shall be seeded and mulched immediately. Due to the absence of soil tests, the site shall be prepared by the application of at least 6 tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P205, and 200 pounds of K20) per acre. Work lime and fertilizer into the soil deeply where possible.
- After seeding, mulch with hay or straw at a rate of 3 tons per acre. For best results, grass and legume seedings should be made in spring (March, April, and early May). However, through proper choice of seed mixtures, seed specifications, and establishment techniques, disturbed sites can be seeded almost any time from spring to fall. Legume seedings need a growing period of at least ten to twelve weeks to produce seedlings sufficiently large and hardy to survive the winter. Grasses generally require at least four to six weeks of growth prior to hard frosts. It is suggested that legumes be seeded before August 15 in southeastern Pennsylvania (corn maturity zone 4)

RECOMMENDED SEED MIXTURES FOR VARIOUS AREAS

Slopes and banks (unmov or 10 Drainage swales 2, 3 or 4 Utility Right-of-Way 2, 3 or 10

MULCHING REQUIREMENTS All conservation and erosion control areas, whether seeded with a drill, broadcasted, or hydroseeded, should be mulched to reduce soil erosion and to aid seed germination and seedling establishment. Grass hay and cereal straw are preferred mulches and should be applied to produce a loose layer 0.75 to 1 inch deep. Generally, 3 tons of mulch per acre are sufficient. As a guideline, a thickness of five to six overlapping straw or hay should not be chopped or finely broken during application. On steep slopes, hay rather than straw mulch is recommended CAUTION: Hay mulch may introduce undesirable weeds; use clean mulch if weeds might be a problem. Long straws and stems are more readily anchored in place and afford seedling plants more protection

than does chopped straw or hay. Mulches of hay or straw may be tied down with commercial netting of various types or with asphalt emulsion or cutback asphalt at a rate of 100 to 150 gallons per acre. Application of cellulose fiber over the straw or hay mulch at a rate of 800 to 1000 pounds per acre also

SOIL LIST. LIMITATIONS AND RESOLUTIONS:

JOIL LIST, LIMITA	1101	15 7	שוו	IVEO	OLO	11014	<i>-</i> .									
SOIL NAME*	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
URBAN LAND (UgD)	X	c/s	X	X		X	Χ	X	X		X	X	X			Χ
URBAN LAND (UrIB)	Х	С		X			Χ		Χ			Х	X			
URBAN LAND (UugD)	Χ	C/S	Χ	Х				Х	X		Х	Х				

SOIL LIMITATION RESOLUTIONS: CUTBANKS CAVE — OSHA STANDARDS AND REGULATIONS MUST BE FOLLOWED AT ALL TIMES TO ENSURE THE SAFETY OF WORKER DURING TRENCHING AND EXCAVATION CORROSIVE TO CONCRETE/STEEL — SPECIAL SITE EXAMINATION AND DESIGN MAY BE REQUIRED; INSTALL UTILITIES ENTIRELY WITHIN ONE KIND OF SOIL OR SOIL LAYER DROUGHTY - USE NATIVE VEGETATION WHERE POSSIBLE. SUPPLEMENTAL IRRIGATION MAY BE NECESSARY FOR VEGETATION ESTABLISHMENT EASILY ERODIBLE — MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. USE SOD OR EROSION CONTROL NETTING IN AREAS OF STEEP SLOPES OR CONCENTRATED FLOWS. FLOODING — POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE — STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES. HYDRIC/HYDRIC INCLUSIONS — STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES LOW STRENGTH/LANDSLIDE PRONE - MECHANICALLY COMPACT BERMS AND GRADE WHEN MATERIAL IS NOT <u>SLOW PERCOLATION</u> — STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA IN SOILS WITH POOR INFILTRATION PROPERTIES. PIPING - MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. POOR SOURCE OF TOPSOIL — SEED, FERTILIZING, AND SOIL PREPARATION FOR ADVERSE CONDITIONS FROST ACTION — RECOMMENDED TO WORK DURING WARM WINTER MONTHS

<u> IRINK—SWELL</u> — MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. CONSULT GEOTECHNICAL ENGINEER FOR JITABILITY AND EXCHANGE SOIL IF DEEMED NECESSARY. POTENTIAL SINKHOLE — MECHANICALLY COMPACT AREAS OF FILL PLACEMENT. INFILTRATION FACILITIES SHOULD BE MINIMIZED IN AREAS UNDERLAIN BY LIMESTONE. BMPS SHOULD BE DESIGNED WITH A LARGE FOOTPRINT TO INCREASE CONTACT AREA. PONDING — POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. <u>WETNESS</u> - POSITIVE STORM DRAINAGE, PUMP ALL SEDIMENT LADEN WATER INTO FILTER BAG OR SEDIMENT TRAP/BASIN. STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION AREAS SHOULD BE SITUATED ABOVE THESE LIMITING ZONES.

* ON-SITE SOILS IDENTIFIED AND MAPPED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.

REGISTERED PROFESSIONAL RICHARD A. STONEBACK ENGINEER PE-024615-E

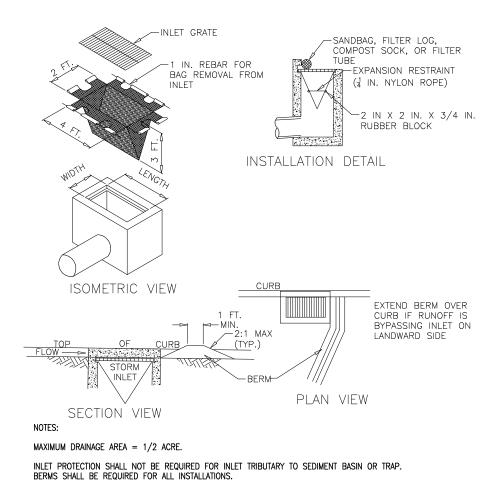
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OCTOBER 25, 2019 DWG NO. A - 10 - 740JOB NO.

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ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. STANDARD CONSTRUCTION DETAIL #4-15 FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE

SLOPE PROTECTED AREA NOTES 1. WATERBARS SHALL DISCHARGE TO A STABLE AREA.

WATERBARS SHALL BE INSPECTED WEEKLY (DAILY ON ACTIVE ROADS) AND AFTER EACH RUNOFF EVENT. DAMAGE OR EROBED WATERBARS SHALL BE RESTORED TO ORIGINAL DIMENSIONS WITHIN 24 HOURS OF INSPECTION.

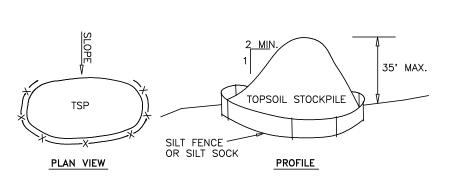
3. MAINTENANCE OF WATERBARS SHALL BE PROVIDED UNTIL ROADWAY, SKIDTRAIL, OR RIGHT-OF-WAY HAS ACHIEVED PERMANENT STABILIZATION.

 WATERBARS ON RETIRED ROADWAYS, SKIDTRAILS, AND RIGHT-OF-WAYS SHALL BE LEFT IN PLACE AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED. PERCENT SLOPE SPACING (FT)

5-15 15-30

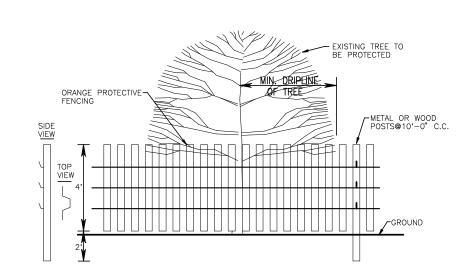
ADAPTED FROM USDA FOREST SERVICE

WATERBAR DETAIL NOT TO SCALE



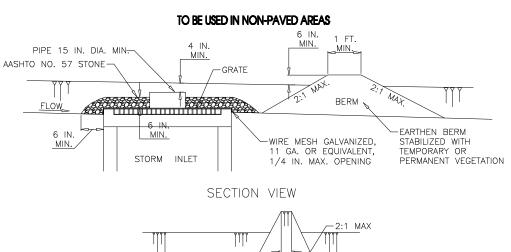
1. SILT FENCE/SOCK MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES. 2. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE.

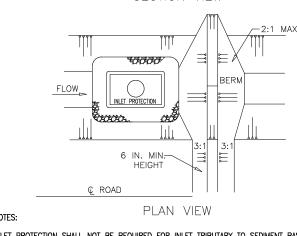
TOPSOIL STOCKPILE DETAIL



- 1. THE PROTECTIVE FENCING SHALL BE PLACED AT A DISTANCE CALCULATED AT 1.25 FEET (RADIUS) PER EACH ONE INCH OF DIAMETER BREAST HEIGHT (DBH) OR A MINIMUM OF ONE FOOT OUTSIDE THE EXISTING EDGE OF THE DRIPLINE, WHICHEVER IS GREATER.
- 2. NOTHING SHALL BE STORED, STOCKPILED, TEMPORARILY PLACED OR ALLOWED IN THE ROOT PROTECTION ZONE. 3. THE PROTECTIVE FENCING SHALL BE ERECTED IN A MANNER STRONG ENOUGH TO PREVENT VEHICULAR ENCROACHMENT.
- 4. NO FUEL STORAGE, REFUELING OR MAINTENANCE OF EQUIPMENT, OR WASH DOWN OF CEMENT HANDLING EQUIPMENT SHALL BE PERMITTED WITHIN 100 FOOT OF ANY TREE TO BE PRESERVED.
- 5. ANY DAMAGE TO THE FENCING OR ENCROACHMENT ON THE PROTECTED AREAS SHALL BE REMEDIED IMMEDIATELY.
- 6. THE PROTECTIVE FENCING TO BE INSTALLED AROUND GROUPS OF TREES, WHERE POSSIBLE, RATHER THAN INDIVIDUAL TREES.

TREE PROTECTION FENCE DETAIL



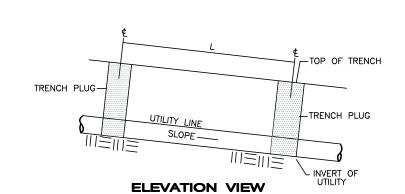


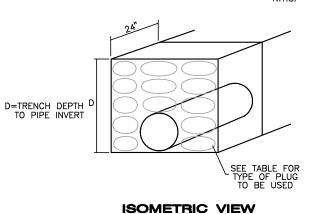
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT. ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAYED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPICTLY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2—YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA. TOP OF PIPE SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADWAY IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. EARTHEN BERM SHALL BE ROLLED.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY. FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

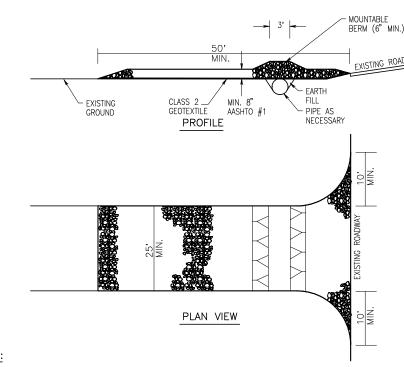
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. STANDARD CONSTRUCTION DETAIL #4-20 STONE INLET PROTECTION AND BERM - TYPE M INLET NOT TO SCALE





	REQUIRED SPACING (L) & MATERIALS FOR TRENCH PLL						
	TRENCH SLOPE (%)	L (FEET)	PLUG MATERIAL				
	0 - 5		NONE				
	5 – 15	500	EARTH FILLED SACKS				
	15 – 25	300	EARTH FILLED SACKS				
	25 – 35	200	EARTH FILLED SACKS				
	35 — 100	100	EARTH FILLED SACKS				
	OVER 100	50	CEMENT FILLED SACKS (WETTED), OR MORTARED STONE				
\ .	DUIG						

UTILITY TRENCH PLUG

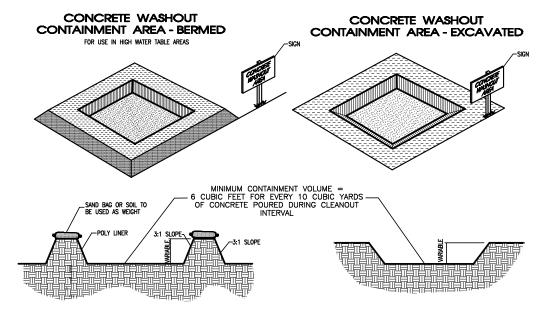


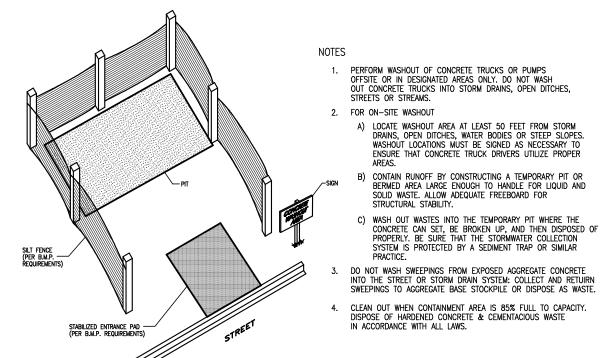
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE CONVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE

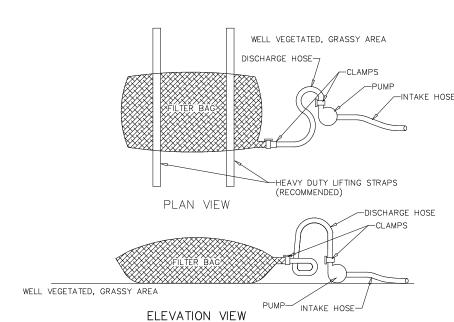
NOT TO SCALE





CONCRETE WASHOUT AREA

B) CONTAIN RUNOFF BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO HANDLE FOR LIQUID AND SOLID WASTE. ALLOW ADEQUATE FREEBOARD FOR STRUCTURAL STABILITY.



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS, HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE

LOWING STANDARDS:		
PROPERTY	TEST METHOD	MINIMUM STANDA
VG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%, FOR SLOPES EXCEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

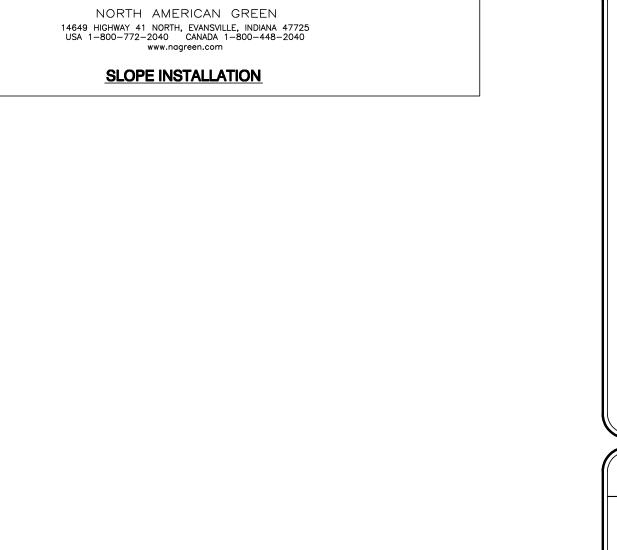
STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

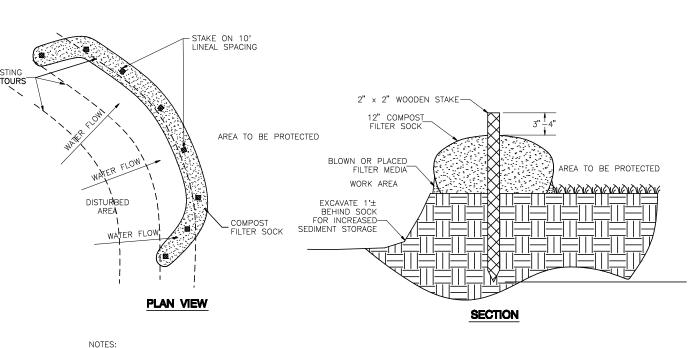
(30 cm) PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN. 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. APTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. 5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS. NORTH AMERICAN GREEN





 Sock fabric shall meet standards of Table 4.1 (363-2134-008/March 31, 2012/Page 63). Compost shall mee the standards of Table 4.2 (363-2134-008/March 31, 2012/Page 64). Compost filter sock shall be placed at existing level grade. Both ends of the sock shall be extended at least 8 feet up slope at 45 degrees to the main sock alignment as shown on detail. Maximum slope length above any sock shall not exceed that shown on Figure 4.2 (363-2134-008/March 31, 2012/Page 66). Stakes may be installed immediately

downslope of the sock if so specified by the manufacturer. 3. Traffic shall not be permitted to cross filter socks.

4. Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and disposed of in a manner described elsewhere in the plan. 4. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to the manufacturer's specifications of replaced within 24 hours of inspection. 5. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year.

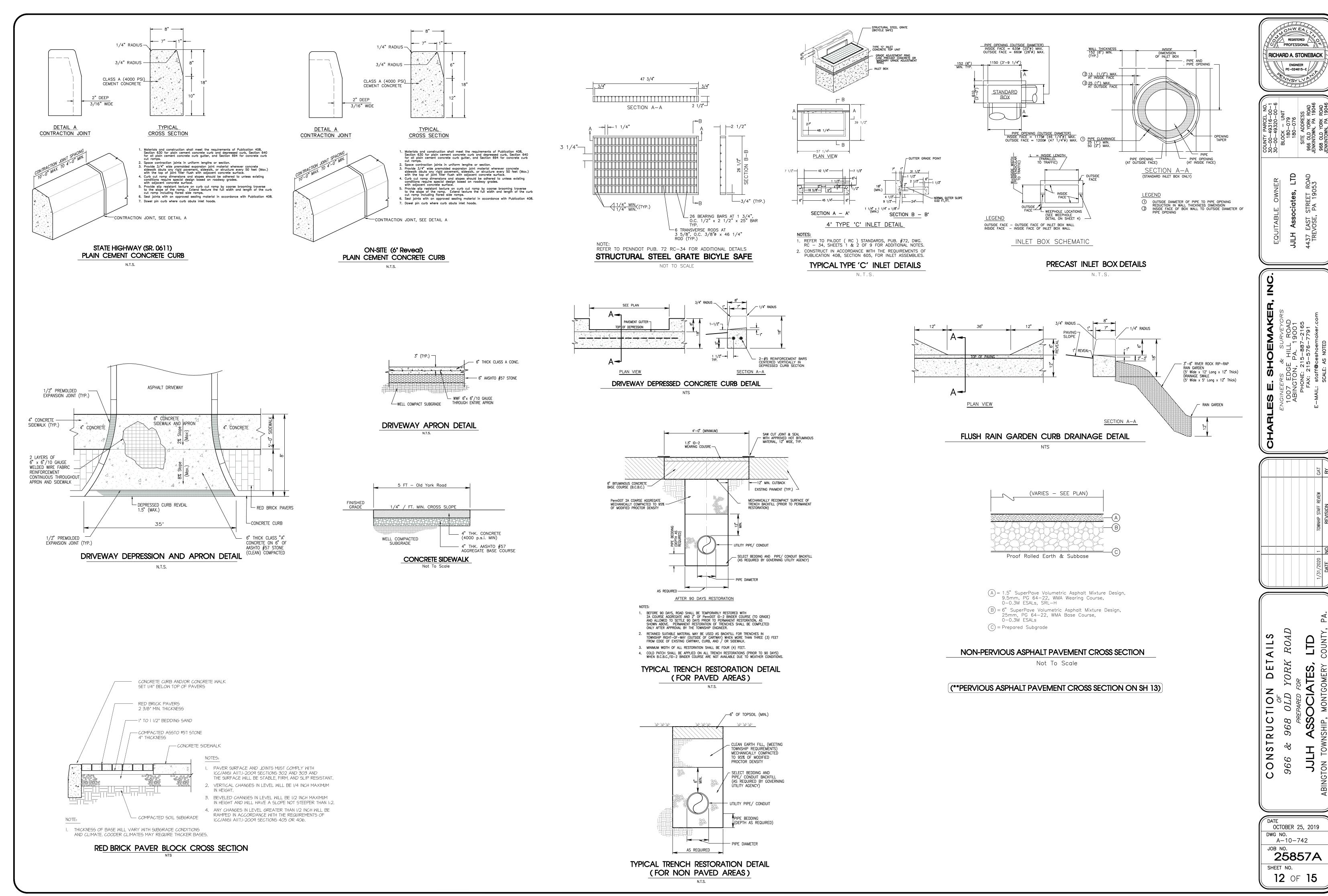
Polypropylene socks shall be replaced according to manufacturer's recommendations. Upon stabilization of the area tributary to the sock, stakes should be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

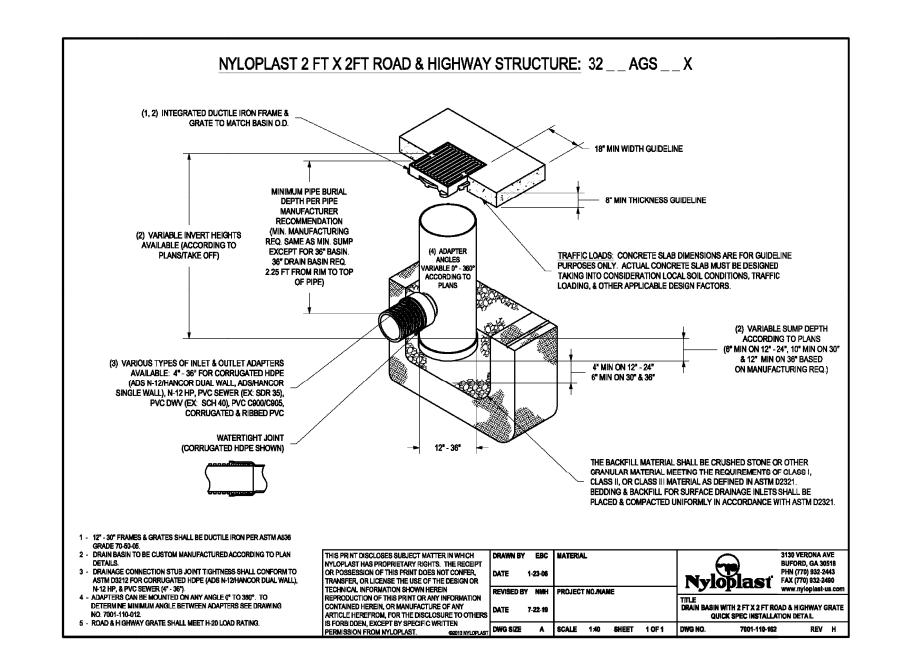
COMPOST FILTER SOCK DETAIL

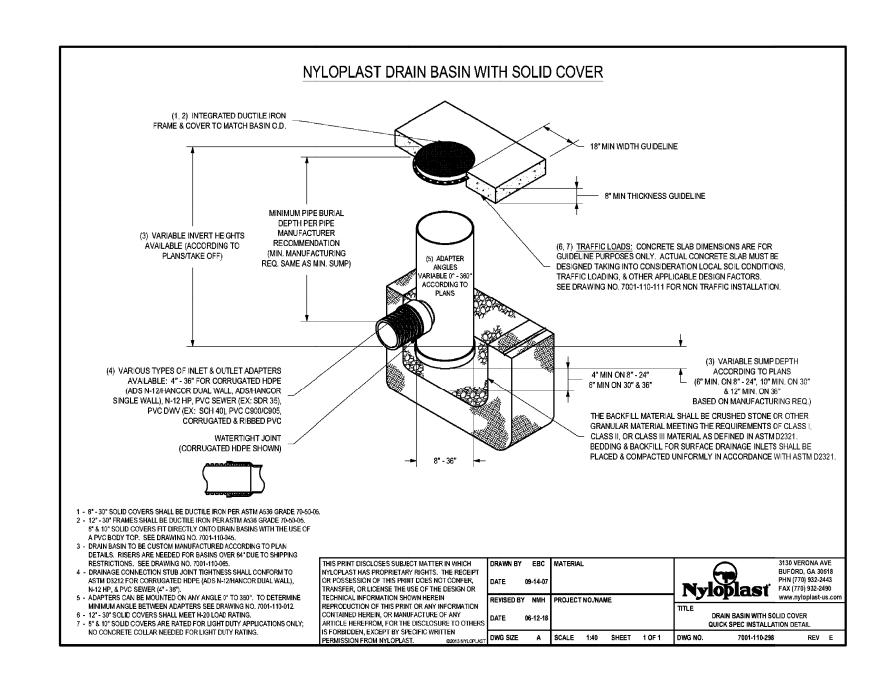
REGISTERED OPROFESSIONAL 11						
PICHARD A. STONEBACK ENGINEER PE-024615-E						
-00-49316-00-1 -00-49320-00-6	BLOCK - UNIT 180-079 180-076	SITE ADDRESS S6 OLD YORK ROAD IKINTOWN, PA 19046	38 OLD YORK ROAD JKINTOWN, PA 19046			

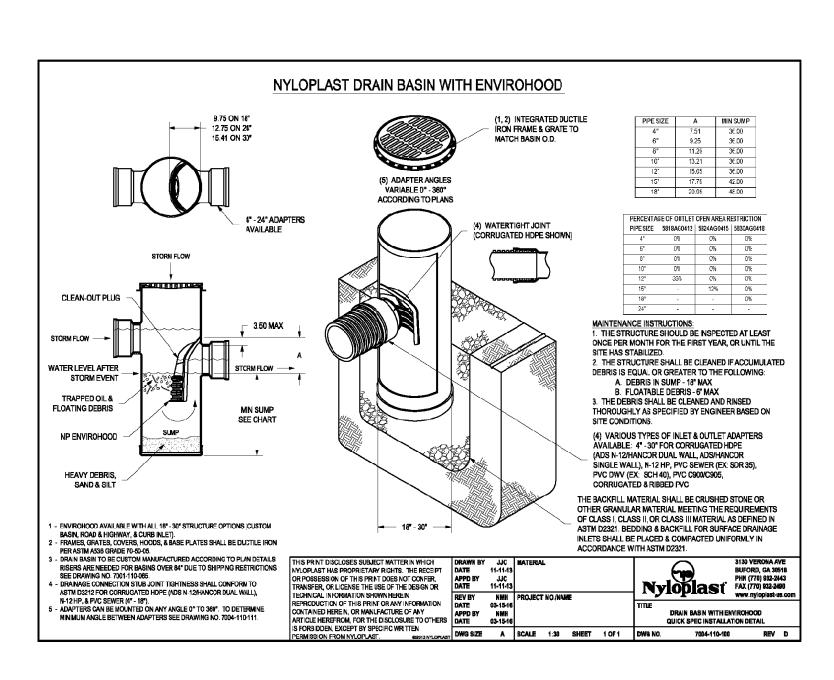
OCTOBER 25, 2019 DWG NO. A - 10 - 74125857A SHEET NO. 11 OF 15

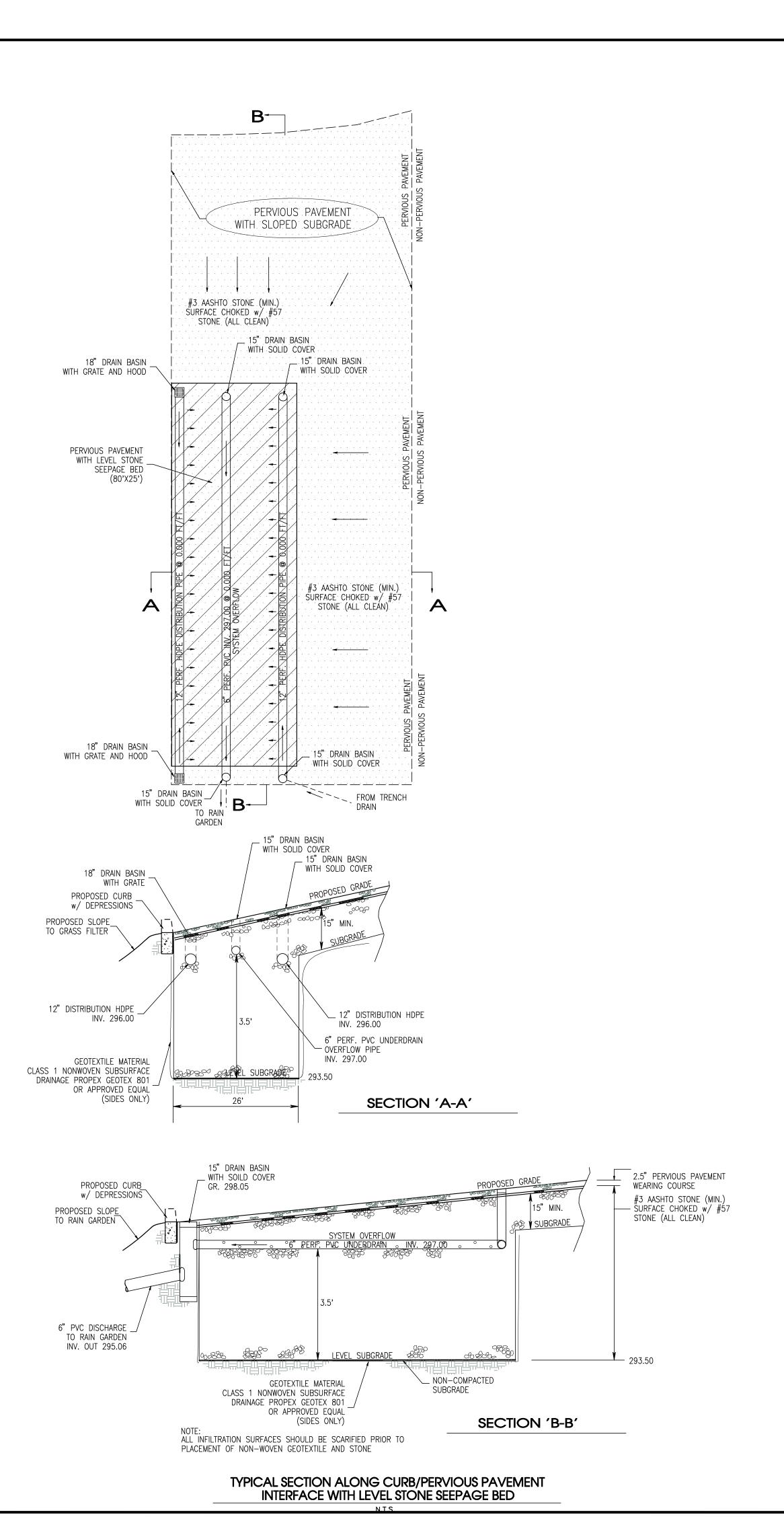
ABINGTON TOWNSHIP NO. LD-19-10

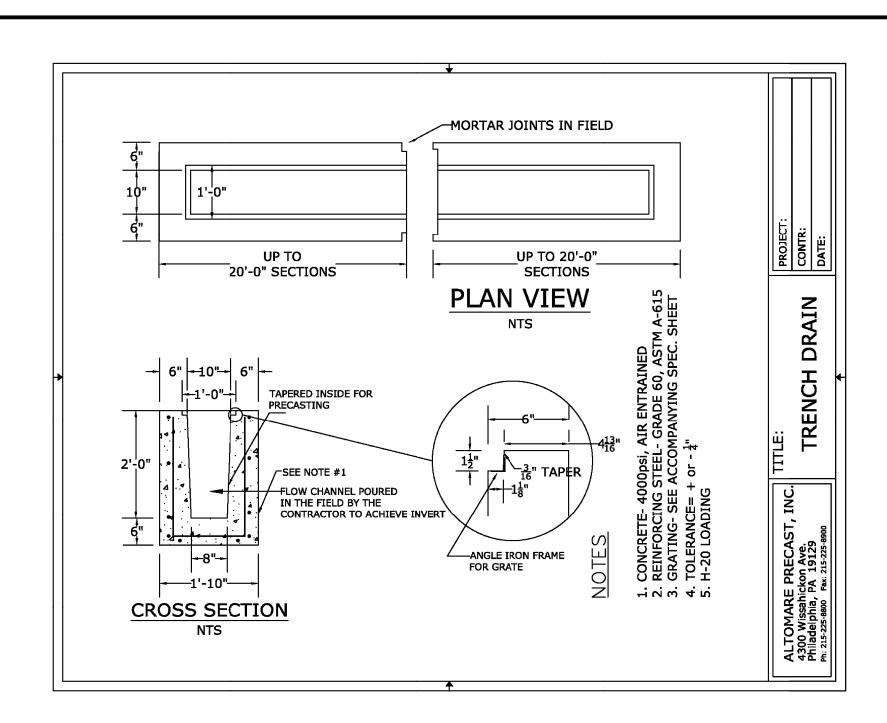


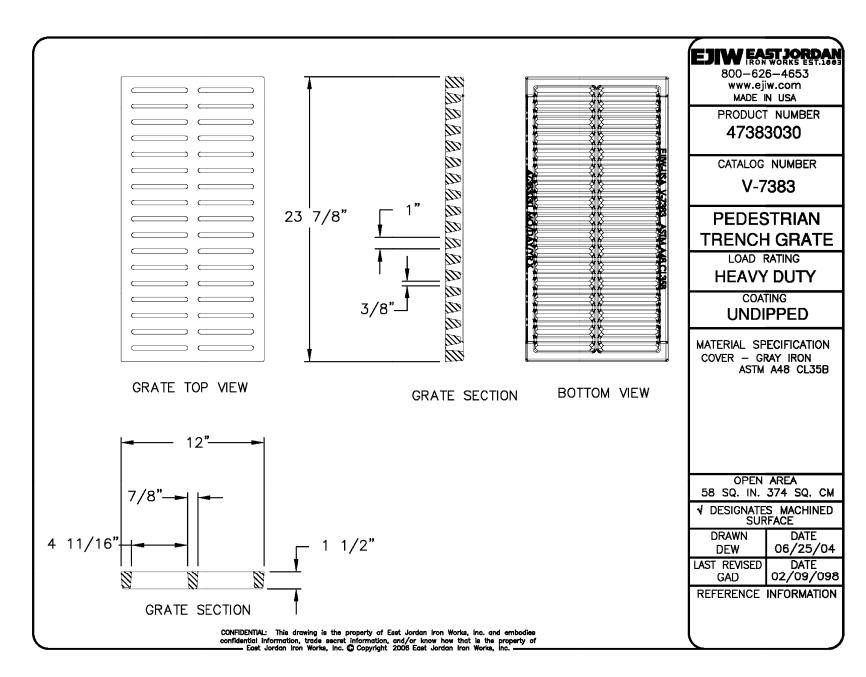


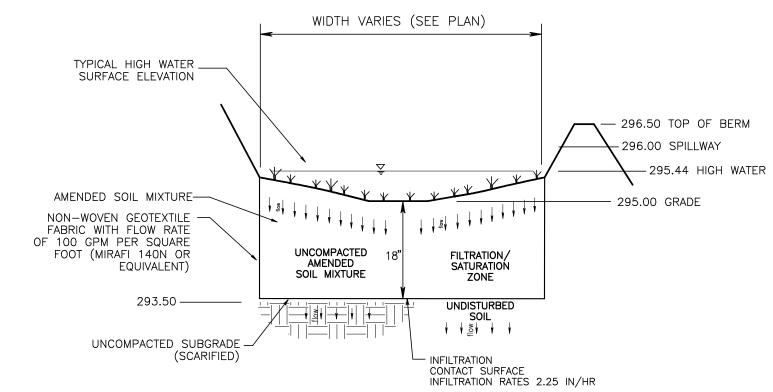












NOTE: SEE LANDSCAPE PLANS FOR PLANTING INFORMATION.

AMENDED SOIL NOTES

- 1. The amended soil shall be classified as a loam, sandy loamy sand per USDA textural analysis. The amended soil shall be free to stones, stumps, roots, and other wood material over 1/2" in diameter. Brush or seeds from
- noxious weeds shall not be present in the soil. Placement of the amended soil shall be in lifts of 12" or less and only lightly tamped. In order to achieve optimal organic matter content, composts, mulches, manures, and/or mushroom soils may be added to the amended soil mixture. Composts utilized in the amended soil mizture shall have been produced per
- CFR 503 regulations, where applicable. 3. The amended soil material sall be at an optimal moisture content prior to installation in any proposed facility in order to provide a uniform mixture.
- 4. The gravel portion of the amended soil mixture shall be below 10 percent, all of which shall be less than 1/2" in size.
- 5. If sand is added to the amended soil mixture to raise the sand content, the sand shall meet ASTM C-33 (washed concrete sand with 2-4% fines) requirements. Screenings are not the be used.

AMENDED SOIL MIXTURE

pH- 5.5 TO 7.0 ORGNAIC MATTER - 4 TO 10 PERCENT SAND - 50 TO 75 PERCENT SILT - 15 TO 40 PERCENT CLAY - LESS THAN 10 PERCENT GRAVEL - LESS THAN 10 PERCENT

RAIN GARDEN DETAIL

OCTOBER 25, 2019

25857A

13 OF 15

A-10-743

DWG NO.

JOB NO.

SHEET NO.

REGISTERED / PROFESSIONAL RICHARD A. STONEBACK

> ENGINEER PE-024615-E

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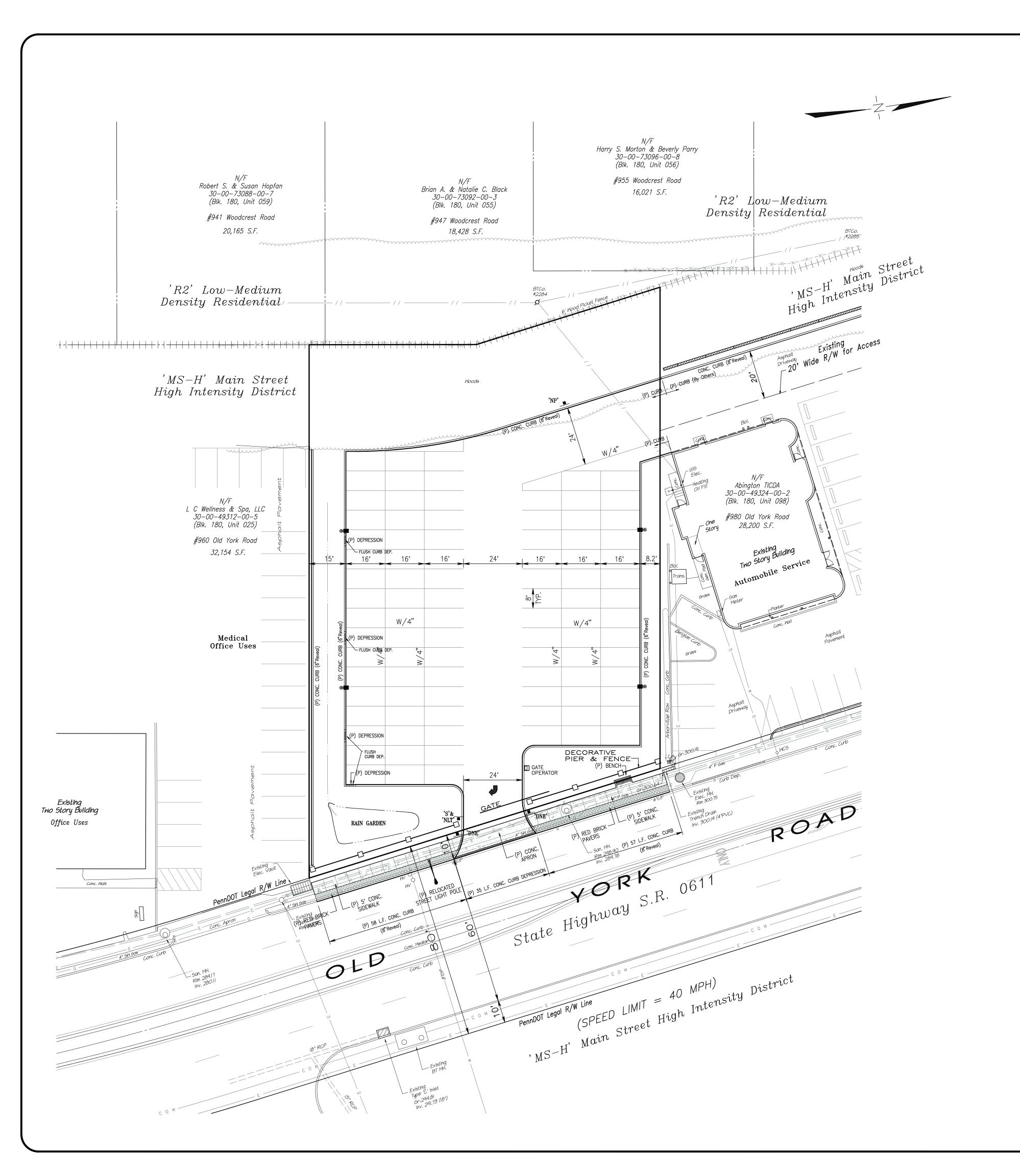
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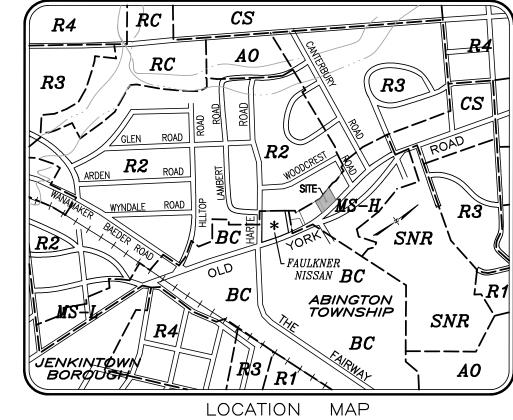
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996





EXISTI	NG	PROPOSED_		
	CONTOUR LINE SPOT ELEVATION TOP & BOTTOM CURB ELEV.	+ 226.23 + T:226.23 B:225.73	CONTOUR LINE SPOT ELEVATION TOP & BOTTOM CURB ELEV.	
□ • □ · □ · · · · · · · · · · · · · · ·	LIGHT STD. FENCE LINE UTILITY POLE WATER VALVE WATER CURB STOP GAS VALVE	(P) DEP.	STORM SEWER RAIN GARDEN DRAIN CURB DEPRESSION CONCRETE WALK	
©FH d — ○——— — // —— E——————————————————————————————————	FIRE HYDRANT EXISTING SIGN SANITARY SEWER STORM SEWER OVERHEAD WIRE ELECTRIC CONDUIT	——————————————————————————————————————	DETECTABLE WARNING SURFAUTILITY POLE OVERHEAD WIRE LIMIT OF PROJECT TRAFFIC SIGN PROPOSED LIGHT STD.	



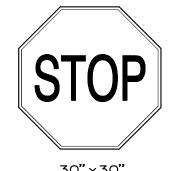
RICHARD A. STONEBACK

LTD

SHOEMAKER,

CHARLES

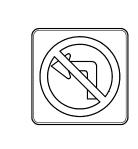
 $\frac{\text{LOCATION} \quad \text{MAP}}{\text{SCALE:} \quad 1" = 800'}$



COMMUNICATIONS CONDUIT

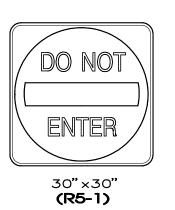
SANITARY LATERAL WATER SERVICE

> 30"×30" (R1-1) 'STOP SIGN'

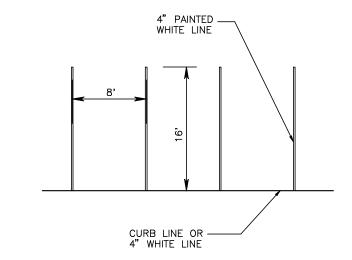


12"×12"
(R3-2)

NO LEFT TURN SIGN



'DO NOT ENTER' SIGN



TYPICAL PARKING SPACE MARKING

SIGNS TO BE IN COMPLIANCE WITH ABINGTON TOWNSHIP SPECIFICATIONS.		12" (MINIMUM)
2. SIGNS TO BE A MINIMUM SIZE OF 12" IN WIDTH AND 18" IN HEIGHT.	\top	
3. SIGN TO BE DOUBLE SIDED AND PLACED PERPENDICULAR TO THE FLOW OF TRAFFIC.		
4. MINIMUM HEIGHT OF LETTERS IS THREE (3) INCHES.		NIO.
5. THE BOTTOM OF THE SIGN SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE THE PAVEMENT OR CURB.		NO
PAVEMENT MARKING NOTES:	<u></u>	PARKING
1. MINIMUM WIDTH OF ANY PART OF A LETTER IS FOUR (4) INCHES.	(MINIMUM)	
2. MINIMUM HEIGHT OF LETTER IS THIRTY—SIX (36) INCHES.		FIRE
3. MINIMUM LENGHT OF MESSAGE IS FIFTY (50) INCHES.	=	LANE
4. WHERE A CURB ACTS AS A BOUNDARY TO A FIRE LANE, CURB TO BE PAINTED YELLOW.		LAINE
COLORS LEGEND:		
Legend & Border: RED (NON-REFLECTORIZED) Background: WHITE (REFLECTORIZED)		

ABINGTON TOWNSHIP - NO PARKING SIGN

NOTES

- 1. POST MOUNTED SIGNS SHALL BE TYPE 'B' CHANNEL BAR POSTE AND SHALL CONFORM TO PADOT "TRAFFIC CONTROL SIGN STANDARDS" TC-8702B SHEET 8 THRU 11 OF 11. APPROPRIATE POSTS SHALL BE SELECTED BASED ON THE SIZE OF THE SIGN USING THE SLECTION TABLES CONTAINED THEREIN.
- SIGN INSTALLATION SHALL BE IN ACCORDANCE WITH PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEETS 8 THRU 11 OF 11 AS AMENDED.
- AS AMENDED.

 3. SEE CIVIL PLANS FOR EXACT LOCATION, TYPE AND SIZE OF SIGNS. ALL REGULATORY (R SERIES). SIGNS SHALL CONFORM TO THE PADOT "HANDBOOK OF APPROVED SIGNS", PUBLICATION 236M, AS AMENDED, UNLESS OTHERWISE SPECIFIED.
- 4. SIGNS SHALL BE SETBACK 2.0' FROM CURBLINES OR OTHER OBSTRUCTIONS AS MEASURED FROM THE FACE/EDGE OF THE SIGN.
- 5. ALL SIGNS SHALL BE INSTALLED WITH ACORN NUT FASTENERS.

 6. RESERVED PARKING SPACE SIGNS SHALL CONFORM TO DEPARTMENT OF JUSTICE "ADA" STANDARDS FOR ACCESSILE DESIGN" AS AMENDED.
- TRAFFIC S

 KEY DESCRIPTION

 'S' "STOP" SIGN

 'DNE' "DO NOT ENTER"

 'NLT' "NO LEFT TURN"

_	1500 40		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1/4" x 1/2" LG, PIN HD, BOLTS W/ NUTS & LOCK WASHERS (2 TYP) (ACORN NUT FASTENERS) STANDARD PADOT REGULATORY (R SERIES), WARNING (W SERIES), OR OTHER APPROVED SIGN AS SPECIFIED IN THE PLAN SET.
	9-0 (MNN) 10 10P OF	T.		PADOT STANDARD TYPE 'B' CHANNEL BAR SIGN POST SPLICE SIGN POST TO ANCHOR POST WITH ANCHOR BOITS, ACORN LOCK NUTS, WASHERS, AND SPACER PER PADOT INSTALLATION INSTRUCTIONS & DETAILS (SEE PADOT "TRAFFIC CONTROL SIGNING STANDARDS" TC-8702B SHEET 9 OF 11) STANDARD PADOT TYPE 'B' CHANNEL BAR ANCHOR POST
STANDARD SIGN POST DETAIL				

N.T.S.

OCTOBER 25, 2019

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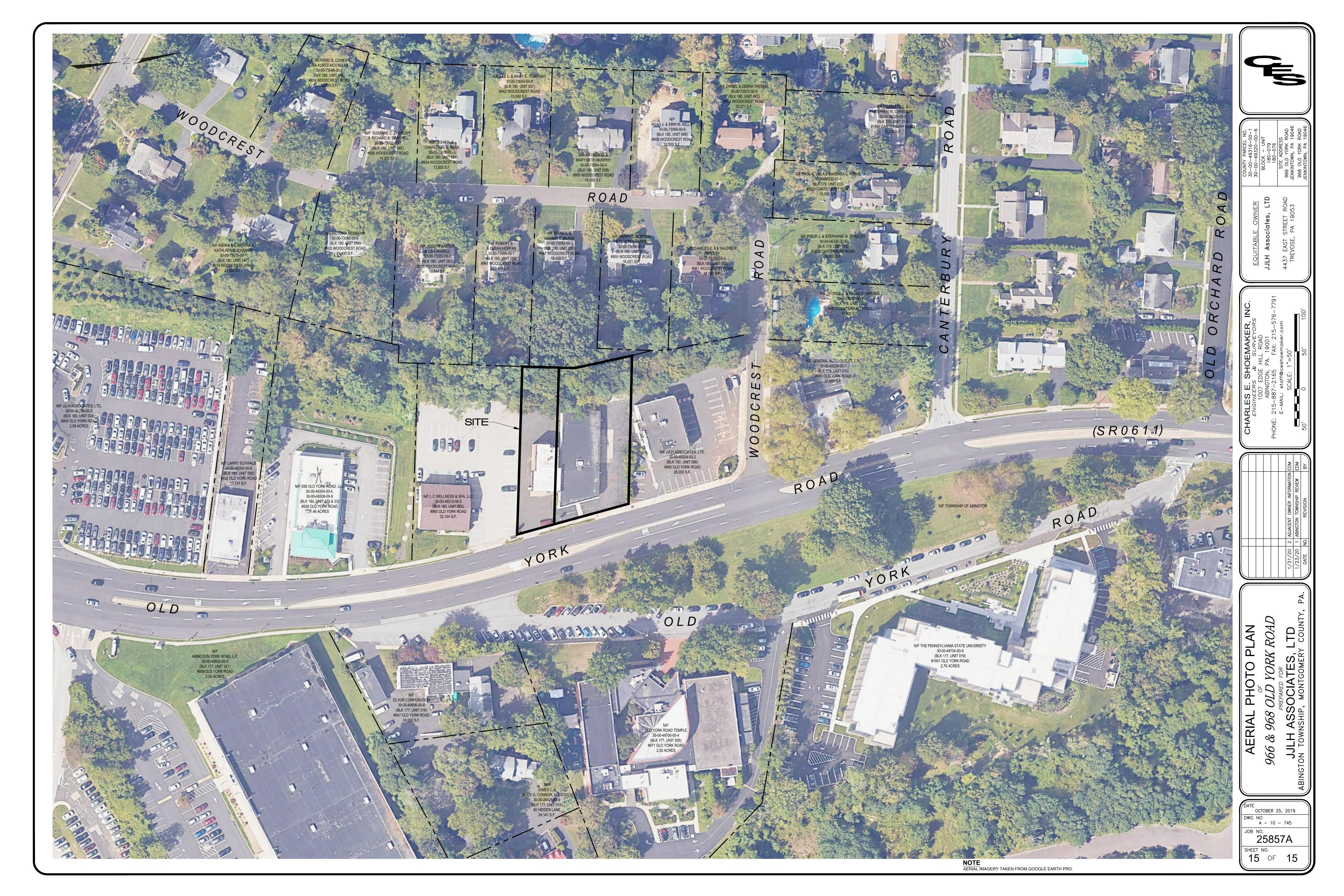
14 OF **15**

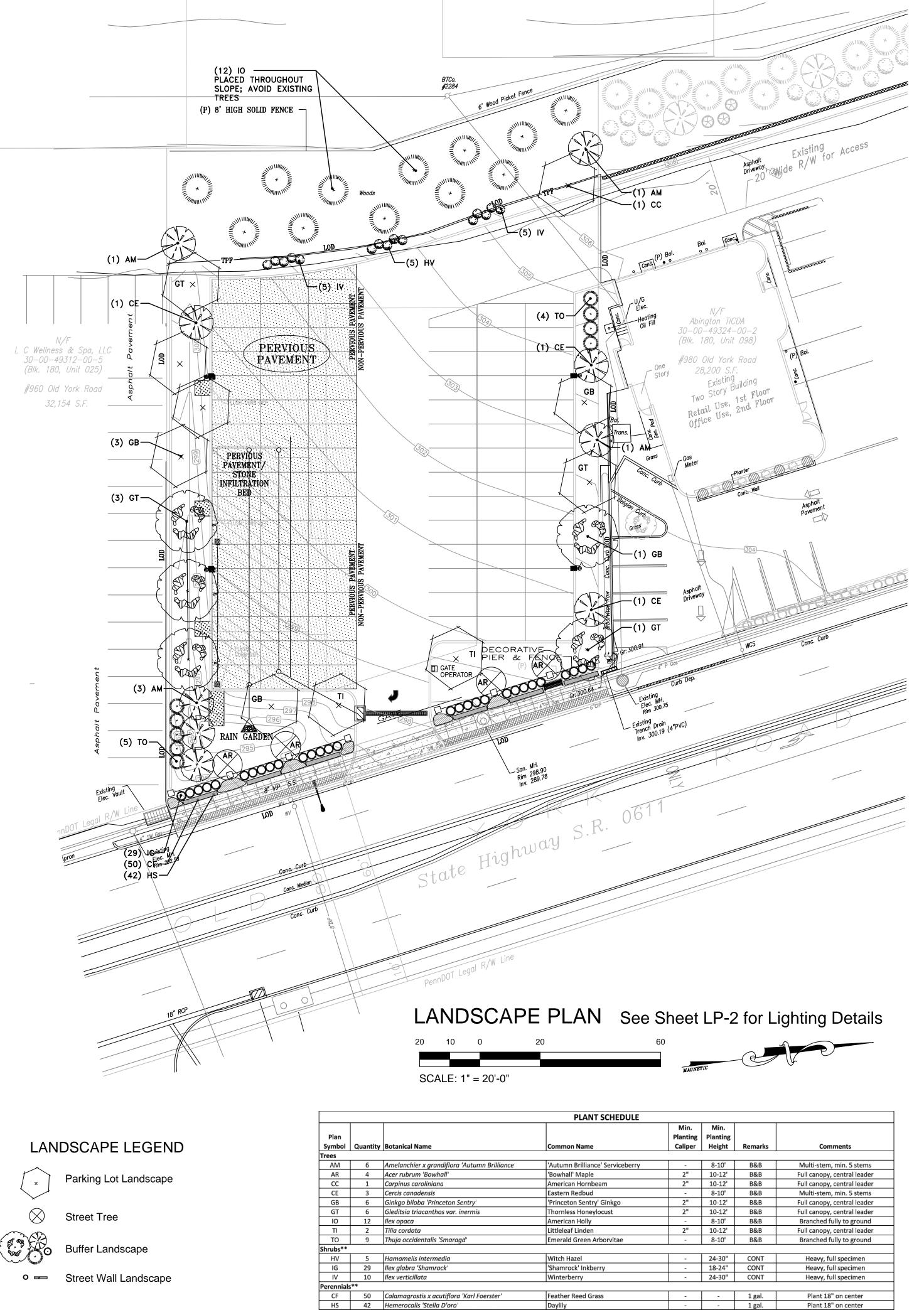
A-10-744

DWG NO.

SHEET NO.

996





** Plant in continuous mulch bed (2-3" depth) until fully established

shall be replaced in order to satisfy the landscaping requirements of the Township.

An inspection shall be made by the Township one (1) year after occupancy permit has been issued by the Township. Any landscape materials that are unacceptable at the time of inspection

OVERHEAD WIRE ELECTRIC CONDUIT Item Z.O. Sect. 2402 Any new or existing parking lots where at least 50% of the parking spaces are Parking Lot being developed or modified, or where 15,000 sf of existing parking area has been altered; and where such parking area has at least 50 stalls, the following Landscaping & Street Trees shall be provided: Parking Lot Perimeter Buffer: O. Sect. 2403.B Must assess adjacent land use to determine buffer requirements: Street wall in MS-Main Street District shall have fence/ wall combined with landscaping consisting of shrubs, perennials or grasses S.O. 146-39.A One tree per 50 feet along street. S.O. 146-39.B(2)(c) Min. tree/ shrub plantings for the green area shall include a minimum of one deciduous or evergreen tree (min. 2 1/2" cal.) for each 1,000 sf of green area Landscaping [1] At least 5% of the total area devoted to parking area, not including buffers [2] Where total number of parking spaces exceeds 10 stalls, at least one (2

LEGEND

EXISTING FEATURES — — — *385*— — - CONTOUR LINE SPOT ELEVATION +402.96 TOP & BOTTOM CURB ELEVATION $- \times - \times - \times - \times - \times$ FENCE Q PE592 UTILITY POLE

One planting island shall be provided for every 15 parking stalls

There shall be no more than 15 contiguous parking stalls in a row without a planting island. As an alternative, an applicant may provide one canopy

tree for every 10 parking stalls in planting island areas and/or perimeter

All parking lots or areas with more than 15 parking spaces shall be

buffered according to the following when any part of the parking lies within 150' of a property line, public street, or residential district

(exception: those parking lots to which the street wall requirement in

Parking lots shall be planted with a Medium-Intensity buffer, a min. 10

feet in width, except where buildings, access drives, and/or walkways are

Street trees shall be required along each frontage on all existing streets when they abut of lie within a proposed subdivision or land development.

196/100 = 2

(196/100) x 2 = 4

(196/100) x 2 = 4

(146/100) x 8 = 12

 $(146/100) \times 2 = 3$

 $(146/100) \times 2 = 3$

(146/100) x 3 = 5

(146/100) x 4 = 6

(218/100) x 2 = 5

(218/100) x 2 = 5

218/100 = 3

(146/100) x 10 = 15

Trees shall be planted at a ratio of at least one tree per 40 LF

parking planting areas, at the discretion of the BOC. Parking lot trees shall

o GV GAS VALVE WATER VALVE o WV SANITARY CLEAN OUT o CO WATER CURB STOP o WCS STORM SEWER W/ INLET SANITARY SEWER w/ MANHOLE

> be at least 3" caliper. 94 parking stalls 94/10 = 10 Canopy Trees

Article XXV: Streetscape applies)

150/40 = 4 Shade trees

Northern property line: 196' Low Intensity Buffer, per 100 LF: 1 canopy tree (2-2 1/2" min. cal.)

Western property line: 146'

10 shrubs (24" min. ht.)

Southern property line: 218' Low Intensity Buffer, per 100 LF:

Opaque fence or wall (6' ht.)

Option A:

Option D:

2 understory trees (1 1/2" min. cal.)

2 evergreen trees (8' min. ht.)

High Intensity Buffer, per 100 LF: combination of Options A & D

8 evergreen trees (8' min. ht.)

2 canopy trees (2-2 1/2" min. cal.)

3 canopy trees (2-2 1/2" min. cal.)

1 canopy tree (2-2 1/2" min. cal.)

2 evergreen trees (8' min. ht.)

Eastern property line (streetscape): see 'Street Wall' below

Old York Rd.: 150'

150/5 = 3 Shade Trees

Green Area: 10,873 sf

10,873/1,000 = 11 trees

landscaping within a parking area.

94 proposed parking spaces

Total Landscape Proposed

94/15 = 7 trees

additional 15 spaces or portion thereof.

or yards on the perimeter, shall not be paved but shall be used for interior

1/2" cal.) deciduous or evergreen tree shall be planted within the parking

area. An additional tree of the same size shall be planted for each

2 understory trees (1 1/2" min. cal.)

4 understory trees (1 1/2" min. cal.)

2 understory trees (1 1/2" min. cal.)

located. (see below for planting requirements)

PROPOSED FEATURES

LANDSCAPE REQUIREMENTS CHART - ABINGTON TOWNSHIP

— COM——— COMMUNICATIONS CONDUIT

Plan Proposed

[variance granted 5/23/19]

[variance granted 5/23/19 to allow

8.2' buffer width along northern

10 Canopy Trees

property line]

4 Shade trees

2 Canopy trees

4 Understory trees

4 Evergreen trees

12 Evergreen trees

15 Shrubs

3 Canopy trees

29 Shrubs

42 Perennials

5 Understory trees

5 Evergreen trees

50 Ornamental grasses

satisfied by Zoning requirement

existing trees to remain

satisfied by Zoning requirement

19 Shade Trees

44 Shrubs

21 Evergreen Trees 9 Understory Trees

92 Grasses/Perennials

Existing vegetation + slope Existing vegetation + slope

Existing vegetation + slope

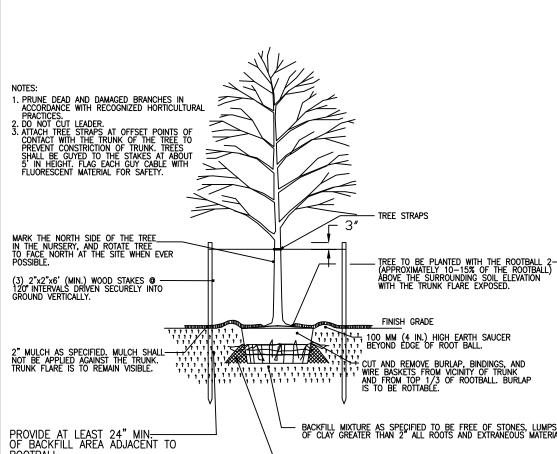
Existing vegetation + slope

8' fence [variance granted for 8' ht.]

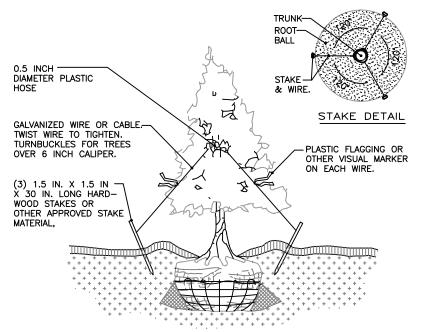
ZONING DISTRICT LINE

SLOPES > 25%

PROPOSED CONCRETE WALK PROPOSED ASPHALT PAVEMENT



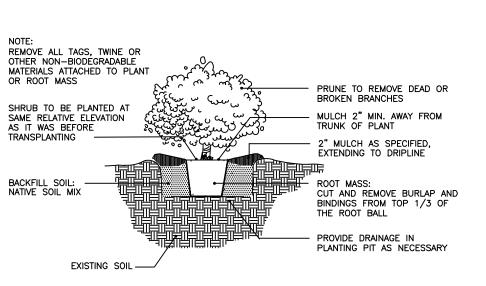
ORNAMENTAL AND SHADE TREE PLANTING/ STAKING DETAIL



- 1. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.

- 7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

EVERGREEN TREE STAKING DETAIL

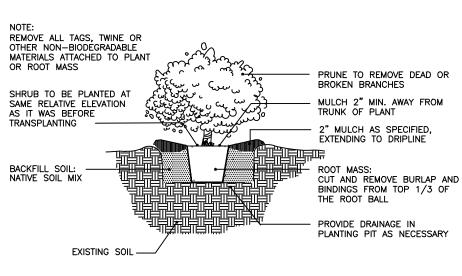


SHRUB PLANTING DETAIL

NISSAN BC ABINGTON TOWNSHIP AOLOCATION MAP SCALE: 1" = 800"

BACKFILL MIXTURE AS SPECIFIED TO BE FREE OF STONES, LUMPS OF CLAY GREATER THAN 2" ALL ROOTS AND EXTRANEOUS MATERIAL.

ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM 0.5 INCH.

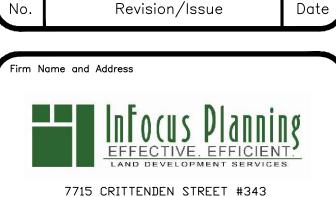


NOT TO SCALE

General Notes

= **⊘**

/31/20



PHILADELPHIA, PA 19119

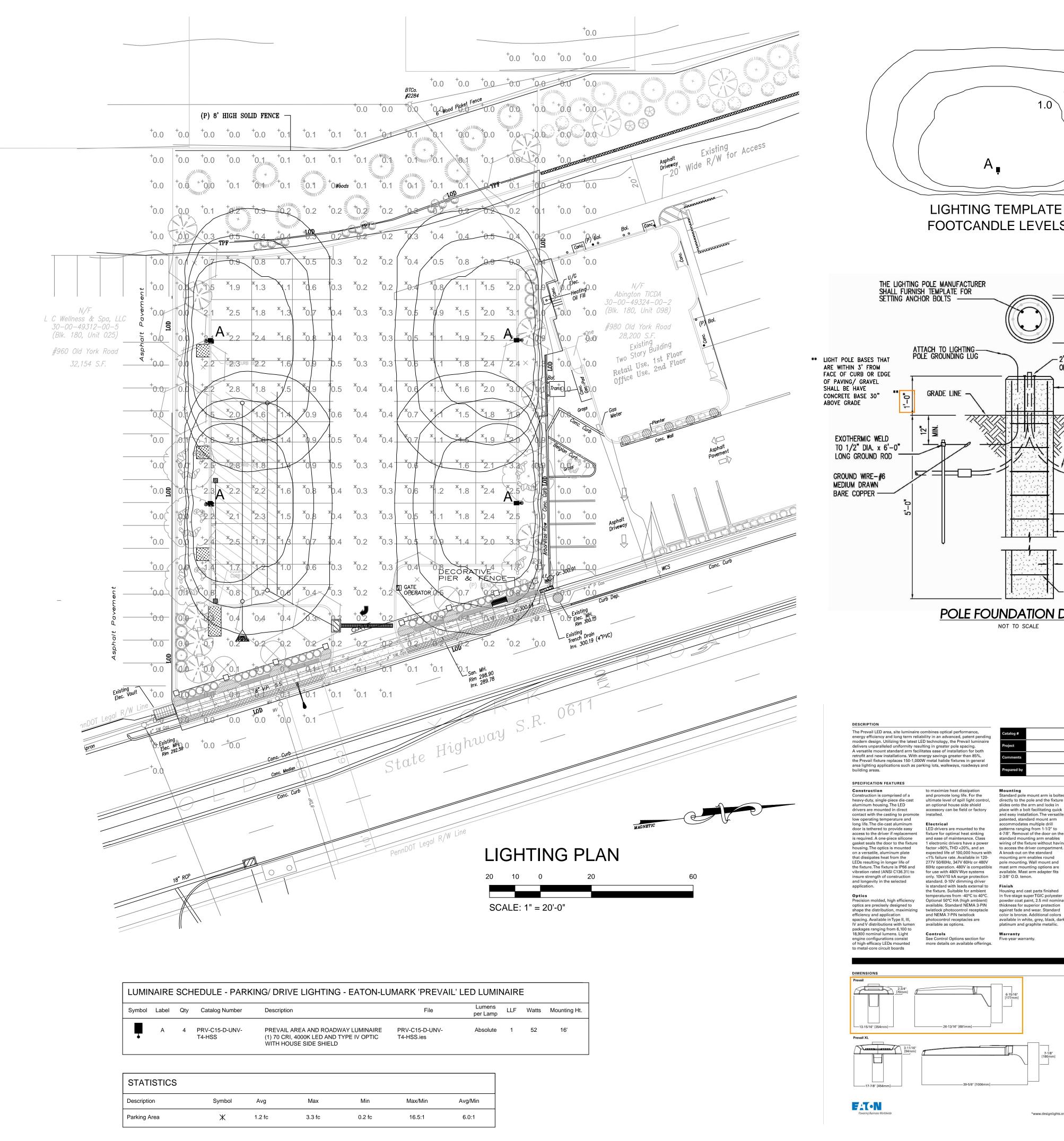
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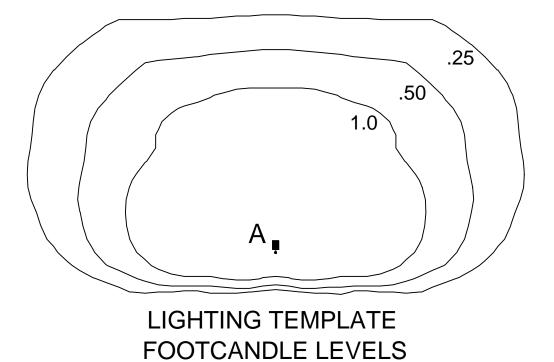
www.infocusplanning.com

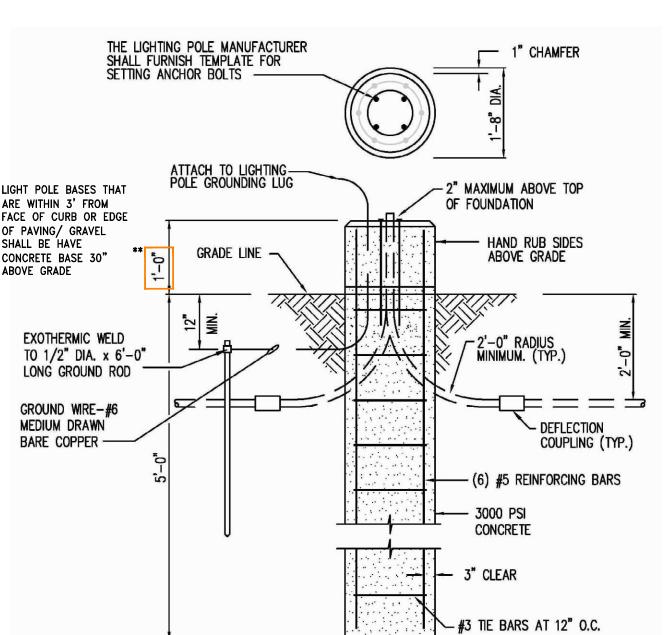
PER TWP. LANDSCAPE COMMENTS

Project Name and Address 966 & 968 OLD YORK ROAD ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA

InFocus_19-19 10/25/19 As Noted







POLE FOUNDATION DETAIL NOT TO SCALE

directly to the pole and the fixture slides onto the arm and locks in

place with a bolt facilitating quick

and easy installation. The versatile patented, standard mount arm accommodates multiple drill

patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the

standard mounting arm enables wiring of the fixture without having

to access the driver compartmen

mounting arm enables round pole mounting. Wall mount and

available. Mast arm adapter fits

platinum and graphite metallic.

and promote long life. For the

ultimate level of spill light control, an optional house side shield

accessory can be field or factory

Electrical
LED drivers are mounted to the

fixture for optimal heat sinking

<1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V

more details on available offerings.

expected life of 100,000 hours with A knock-out on the standard

60Hz operation. 480V is compatible mast arm mounting options are

the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient available. Standard NEMA 3-PIN

for use with 480V Wye systems available. Mast arm a only. 10kV/10 kA surge protection standard. 0-10V dimming driver

Controls
See Control Options section for
Five-year warranty.

is standard with leads external to Finish

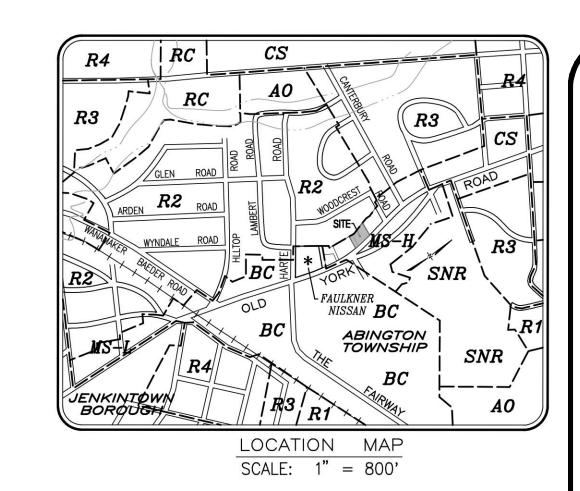
Lumark

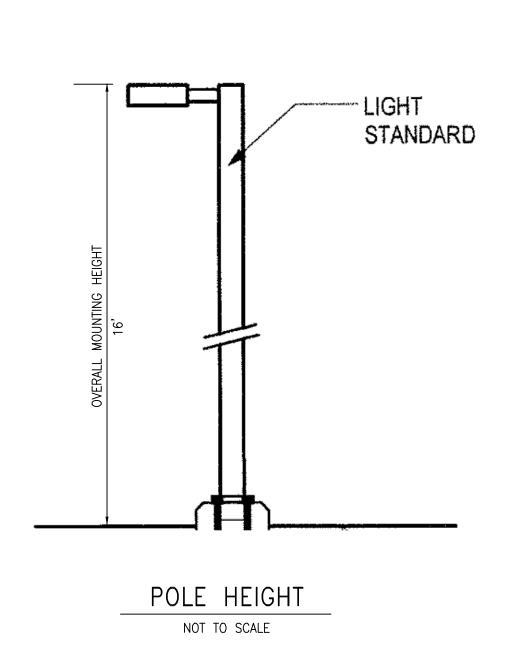
CERTIFICATION DATA

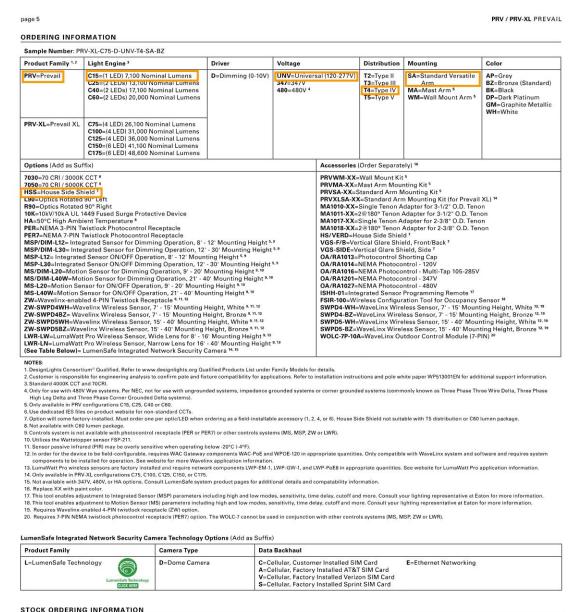
ERTIFICATION DATA
Land cUL Wet Location Listed
lesignLights Consortium® Qualified®
P66-Rated
3G Vibration Rated (PRV)
1.5G Vibration Rated (PRV-XL)
ISO 9001
FCC Class A

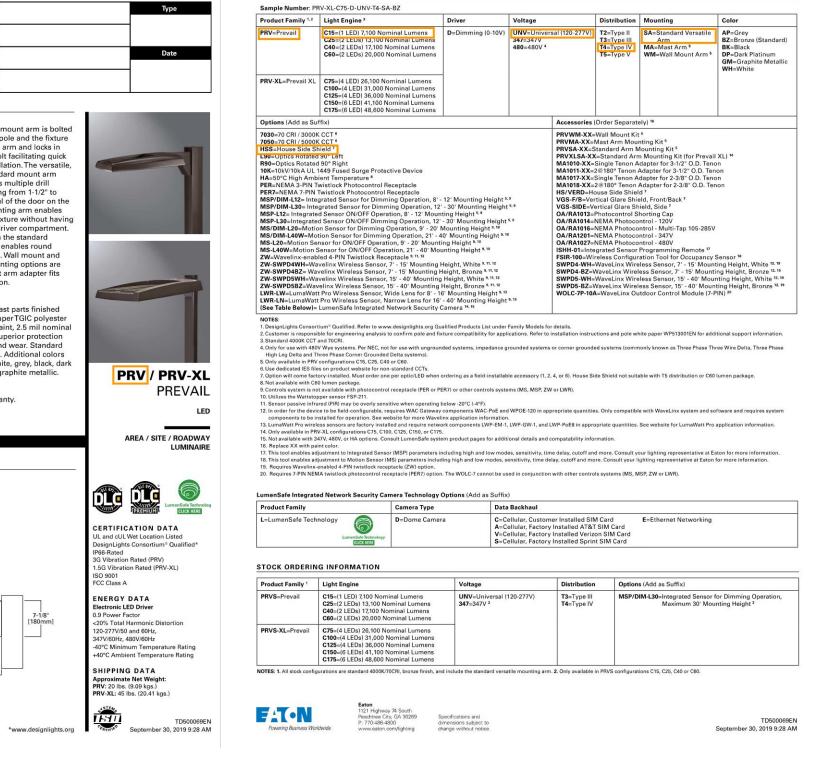
ENERGY DATA
Electronic LED Driver
0.9 Power Factor
20% Total Harmonic Distortion
20-277V/50 and 60Hz,
"V/60Hz, 480V/60Hz
"C Minimum Temperature Rating
"C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
PRV: 20 lbs. (9.09 kgs.)
PRV-XL: 45 lbs. (20.41 kgs.)











ta 00 _

1/31/20

Date

Firm Name and Address				
EFFECTIVE EFFICIENT. LAND DEVELOPMENT SERVICES				
7715 CRITTENDEN STREET #343 PHILADELPHIA, PA 19119				
P: 267-336-7411 F: 267-775-5315 www.infocusplanning.com				

PER TWP, LANDSCAPE COMMENTS

Revision/Issue

Project Name and Address 966 & 968 OLD YORK ROAD ABINGTON TOWNSHIP MONTGOMERY COUNTY, PA

Project InFocus_19-19	Sheet
Date 10/25/19	$\mathbb{LP}-2$
scale As Noted	



20'± __SEE PLAN VIEW FOR LAYOUT___

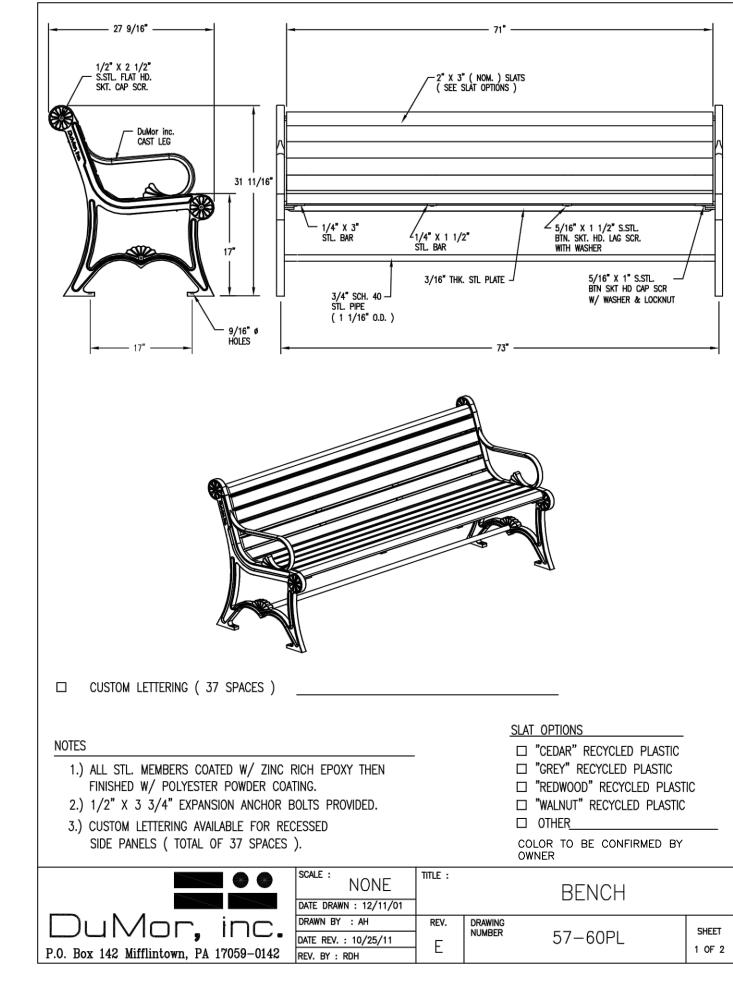
— FENCE TO MATCH WAWA (TYP.)

FENCE & WALL DETAIL

SCALE: 1/2" = 1'-0"

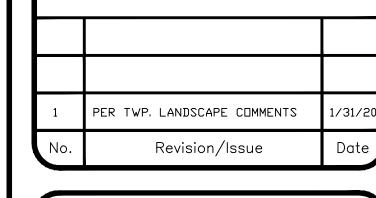
EVEN SPACING —BETWEEN PIERS—

PIER CONNECTION (TYP.) -PER MANUFACTURERS RECOMMENDATION





General Notes



Firm Name and Address



7715 CRITTENDEN STREET #343
PHILADELPHIA, PA 19119
P: 267-336-7411 F: 267-775-5315
www.infocusplanning.com

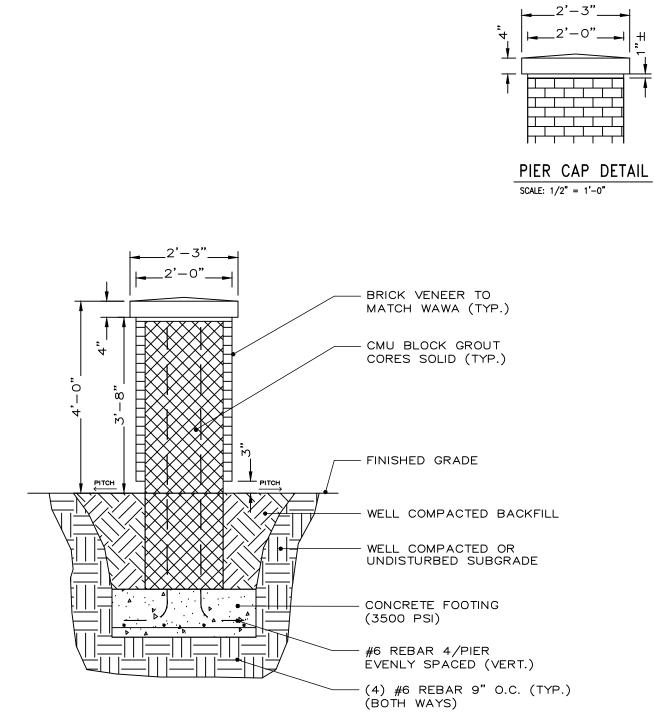
Project Name and Address

966 & 968 OLD YORK ROAD

ABINGTON TOWNSHIP

MONTGOMERY COUNTY, PA

Project InFocus_19-19	Sheet
Date 10/25/19	LP-3
Scale As Noted	



BRICK PIER DETAIL

SCALE: 1/2" = 1'-0"